

MINUTES - HAGERSTOWN PLANNING COMMISSION

Date: September 14, 2022
Time: 4:00 p.m.
Location: Room 407, City Hall, 1 East Franklin Street
Attendance:

Name	In-Person	Remote	Absent
Douglas S. Wright, Chairperson	X		
James W. Stone, Vice Chairperson	X		
Judy Wheeler	X		
Ronald Thomas	X		
Christina Davis	X		
Tamara Martinez			X
Shelley McIntire, Ex-Officio	X		
Staff:			
K. Maher, Director, PCAD	X		
S. Bockmiller, Development Review Planner and Zoning Administrator	X		
Vacant, Planner	----	----	----
M. Revilla, Recording Secretary	X		

Preliminary Matters:

Call to Order and Instructions from the Chair - The Chairperson called the meeting to order at **4:05** p.m.

Approval of Minutes – Meeting of August 31, 2022-**Ms. Davis** moved to **approve** the minutes from August 31, 2022. **Mr. Thomas** seconded the motion which **passed** by a vote of **5-0-1**. Ms. McIntire abstained.

Development Review:

None.

Consultations and Workshops:

None.

Planning Commission Business:

1. Quit Claim Requests (Multiple)

- a. Key Street at Highland Way and CSX Railroad Underpass (next to former Standard Oil Site).
- b. Alley Right of Way east of Kuhn Avenue, north of the unimproved right of way of East Third Street
- c. Central Avenue extended, off Mitchell Avenue, northeast of railroad underpass.

Mr. Tissue explained this request of the Washington County Museum of Fine Arts for receiving claim to both halves of the right-of-way at Key Street and Highland Way at the CSX Railroad underpass (next to former Standard Oil site).

Motion:

Mr. Stone moved to **approve** recommendation to Mayor and Council for a quit claim and **Ms. Wheeler** seconded the motion which **passed** by a vote of **5-0-1**, Ms. McIntire abstained.

PLANNING COMMISSION MEETINGS – MEETING OF SEPTEMBER 14, 2022

Mr. Bender presented a request for a quit claim on behalf of Mr. Higgins to claim the portion of the alley between his property and the property owned by Demm Enterprises, which is occupied by L&L Hydraulics.

Motion:

Mr. Thomas moved to recommend **approval** and **Ms. Wheeler** seconded which passed by a vote of **5-0-1**, Ms. McIntire abstained.

Mr. Tissue presented a request to abandon the City's to claim the portion of right-of-way, northeast of the railroad underpass by the successors of Central Chemical.

Motion:

Mr. Thomas moved to **approve**, **Ms. Davis** seconded which passed by a vote of **5-0-1**, Ms. McIntire abstained.

2. 2022 Land Management Code Annual Update Package (Continuation of Discussion)

Mr. Reaser provided clarity on the issue with the flex space in the Professional Office Mixed District. The Commission had no further issues with the proposal.

The package included the following:

Page:	Proposal:	Loosening regulations:
1.	2022-01	Permitting solar farms in the POM District on EPA / MDE remediation sites.
2.	2022-02	Adding thirteen new permitted uses to the INST district and one new use each to the CG and CR Districts.
3.	2022-03	Minor adjustments to three standards for wall-mounted signs.
4.	2022-04	Permit gambling establishments per Maryland law in the CC-MU and CR Districts.
5.	2022-05	Amend the public notice requirements for text and map amendments to be consistent with Maryland law.
6.	2022-06	Permit farming in the AT district and not as a pseudo-continuation of a use grandfathered by annexation.
7.	2022-07	Adjustments to the flex building performance standards of the POM District.
		Corrections and clarifications:
8.	2022-08	Clarifying the accessory structure setback requirement from a principal structure.
9.	2022-09	Minor correction to the Conversion Overlay District section to correct an internal conflict of language.
		Tightening regulations:
10.	2022-10	Relocate and adjust industrial performance standards to apply to all industrial uses, not just districts.
13.	2022-11	Regulation of camper, recreational vehicle and boat parking in the residential zoning districts.
16.	2022-12	Performance standards for raw land in the N-MU District to discourage suburban-style apartments.
18.	2022-13	Regulation of new driveway entrances to public streets from improved residential properties.

Mr. Bockmiller recommended a maximum of 25' long and 10' in height for the storage of motor homes, camping trailers, and boats.

The Commission recommended reducing the maximum number of apartments in a development within N-MU district from 65 percent to 35 percent and the total apartments and townhouses to not more than 50 percent. Staff will craft language that does not penalize apartments and mixed use buildings as to continue to encourage the use of existing buildings.

Mr. Thomas moved to remove item number 2022-06 – **Ms. Wheeler** seconded and the motion which passed with a vote of **4-1-1**, Ms. Davis against/Ms. McIntire abstained.

PLANNING COMMISSION MINUTES – MEETING OF SEPTEMBER 14, 2022

3. Comprehensive Rezoning- Clean-up of INST (Institutional) Zoning Districts

Ms. Maher indicated that since the initial comprehensive rezoning, staff found eight properties were left out of the Institutional zone rezoning. Two museum properties would make sense to be included in the INST District. Those properties include;

1. Jonathan Hager Elementary School
2. Potomac Heights Elementary School
3. Kiwanis Park
4. Oswald Park
5. Rotary Club of Longmeadow Park
6. Terrapin Park
7. Wheaton Park
8. Woodland Way Park
9. Future home of Doleman Black Heritage Museum; 465 Pennsylvania Avenue
10. Future home of expansion of Washington County Museum of Fine Arts; 321 Highland Avenue

Staff recommends undertaking a second comprehensive rezoning to clean-up these oversights and facilitate future development of the two properties owned by museums.

By consensus, the Commission directed to advertise a public hearing for October 26, 2022.

Adjournment:

There being no further business, **Ms. Davis** motioned to adjourn and **Mr. Thomas** seconded the motion. The meeting was **adjourned** at 5:23 p.m.


Mary Revilla, Recording Secretary

9/28/22