

MINUTES - HAGERSTOWN PLANNING COMMISSION

Date: September 28, 2022

Time: 7:00 p.m.

Location: Council Chamber, Second Floor, 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 – Ms. Davis moved to approve the minutes from September 14, 2022., Ms. Wheeler seconded the motion which passed by a vote of 6-0.

Development Review:

1. CarMax – 1923 Dual Highway - ESD Sketch Plan

Brian Pulsifer of CarMax, and Jeff Smith of Kimley-Horn presented the environmental site design sketch plan proposal.

The Commission discussed the entry access points and the new public street and recommended going forward with the project with some minor changes to be done.

Such changes as more sidewalks to be added as well as close attention to how the South side of the building looks as it is facing Dual Highway.

Ms. Davis moved to approve and **Mr. Stone** seconded. The motion passed by a vote of 6-0.

HAGERSTOWN PLANNING COMMISSION MEETING MINUTES SEPTEMBER 28, 2022

2. **Sheetz** – Longmeadow Shopping Center - ESD Sketch Plan-

Gary Kilfeather of Sheetz Incorporated, presented an environmental site design sketch plan for a Sheetz store to be located in Longmeadow Shopping Center.

Mr. Bockmiller pointed out that the 6' chain link fence violates several of the provisions of the Zoning Ordinance. The applicant stated they will revise the proposal to be compliant when the site plan is submitted. Ms. Davis wanted to make sure the developer proves an adequate lighting plan with the site plan submission.

Mr. Wright stressed to ensure public safety, sidewalks and crosswalks would need to be added within the site.

Ms. Wheeler moved to continue with the site plan project with the recommended changes to be made, **Mr. Thomas** seconded which passed by a vote of 6-0.

Workshops:

None.

Planning Commission Business:

1. Land Management Code Adjustments-

The following remaining issues were outlined to the Commission, which had no comment.

Proposal 2022-06 - Concerning agricultural uses in the AT District – removed at the direction of the Commission.

Proposal 2022-11 – Updated titles to include the term “personal watercraft” (“jet skis”) to descriptions and added a 10-foot height limitation. The height limitation is new item c on page 15. Conditions c through h on the last version have been re-lettered as conditions d through i.

Proposal 2022-12 – Lowered percentage of apartments and townhouses permitted in an N-MU development to no more than 35 percent of apartments and apartments and townhouses together not to exceed 50 percent. Exclusion of apartments in mixed-use commercial/residential buildings added so as not to penalize the construction of mixed use buildings.

The Commission also permitted Mr. Bockmiller to insert a minor adjustment to enabling language for the zoning administrator that clarifies circumstances under which zoning certificates and zoning approval of building permits can be withheld.

Staff will prepare the package for a public review meeting on October 26, 2022.

HAGERSTOWN PLANNING COMMISSION MEETING MINUTES FOR SEPTEMBER 28, 2022

2. Request for Text Amendment-

Ed. Kuczynski, Attorney at Law, Requesting the owners of the Brookmeadow subdivision , discussed a desired text amendment permitting townhouse developments not to be on individual lots if designed and constructed to permit later subdivision.

The Commission did not support this text amendment or include it in the pending package of text amendments because they felt it runs contrary to the City's goal of increasing home ownership and if developed in the proposed manner it may never convert to a subdivision with owner occupied units.

Ms. Maher pointed out the applicant has the right to submit their own application for text amendment. The Commission agreed that this could function as the initial step before the public review meeting.

Adjournment:

With no additional matters to be discussed, the meeting adjourned at **8:38** p.m.



Mary Revilla, Recording Secretary

10/12/22