



# CITY OF HAGERSTOWN, MARYLAND

**Planning & Code Administration Department**

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## HAGERSTOWN PLANNING COMMISSION

### MINUTES

DATE: December 14, 2022 – 7:00 p.m.

LOCATION: Council Chambers, City Hall

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		
Shelly 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		

Instructions from the Chair -

The Chair called the meeting to order at 7:11 P.M.

Approval of Minutes -

**Minutes of November 09, 2022.**

The Chair recommended the word define be added to the verbiage of the condition for approval of the Vision Development plan, relating to the access easement.

**Motion - Mr. Thomas moved to approve the minutes subject to the change requested by the Chair. Ms. McIntire seconded the motion. The motion passed by a vote of 5-0-1. Ms. Davis abstained.**

**Development Review -**

**ZS 2022-09** - Core Development Site Plan – 520 Western Maryland Parkway, Frederick, Seibert, and Associates.

This site plan is for the construction of a 100,000 square foot warehouse building, and associated parking and trailer storage. There is an existing warehouse building currently on the eastern half of the tract, and the new building will be located in the western portion, closer to Western Maryland Parkway.

The property is subject to State forest conservation plan that was reviewed and approved before the City began administering its own ordinance.

The application also seeks certain waivers associated with the parking between the two buildings, which will be on separate lots. A plat to divide these two lots has been submitted and is under review. We anticipate it will be ready for your review at the first meeting in January.

Trevor Frederick of Frederick, Seibert, and Associates addressed the Commission regarding the waiver request, trash dumpster placement and entrance revisions.

**Motion - Mr. Thomas** moved to **approve** the waiver requests per criteria C - which allows an alternative standard that is clearly proven by the applicant to provide equal or better results, and approve the site plan. **Ms. McIntire seconded** the motion, subject to planning staff comments. . **Vote: 6-0-0.**

**ZS 2022-11** – Antietam Street Parking Deck Site Plan - 50 West Antietam Street, Fox, and Associates Inc.

This site plan is for the construction of a five-story masonry parking deck on West Antietam Street. Access will be via north (rear) of the building, using the adjacent alleys as driveways and stacking area. A two lane exit on the front (south) façade will direct traffic onto westbound and eastbound West Antietam Street. The development will consume almost all of the site. Landscaping will be installed along narrow grass strips on the sides and rear of the building.

The existing condition is almost entirely paved. The applicant has filed a Declaration of Intent for exemption for the Forest Conservation Ordinance based on the fact that the existing condition is almost entirely paved. Staff endorsed this request as it is common practice in such situations.

The property is in the Downtown Historic District. The Historic District Commission approved the building elevations, materials, and site location and improvements that are within their purview on December 8, 2022.

Gordon Poffenberger of Fox and Associates Inc. as well as City Engineer Rodney Tissue provided information about the revised front entrance and its location in regards to the traffic flow.

**Motion** – Ms. McIntire made a motion to **approve** the site plan with the revised front entrance location and subject to Planning staff comments. Ms. Davis **seconded** the motion. **Vote: 6-0-0.**

### Consultation and Workshops -

119 West Antietam Street – Consultation regarding a multi-story apartment building.

Devonte Dinkins requested time to discuss a proposed seven story tall apartment building he proposes to construct on the subject property, This property is in the CC-MU (City-Mixed Use) Zoning District, on the southeast corner of Antietam Street and Holburn Alley. It is not located in a historic district, but the Prospect Street Historic District is located to the west, across Holburn Alley. The Downtown Historic District is located on the north side of Antietam Street. The property is 41 feet wide by 165 feet deep, for a total of 6,765 square feet.

Mr. Dinkins proposes to construct a seven-story building containing as many as 54 apartments, with commercial uses on the first floor and apartments on floors 2-7. The building would consume the entire property. There would be no parking on the property and he acknowledges that he will need to arrange for permanent parking off-site.

After reviewing options for accommodating parking for this many units, including the difficulty he would have securing the ability to utilize public parking lots and decks in the downtown area, the Commission wished him success but expressed skepticism that he will be able to find land within the distance permitted by the Zoning Ordinance (500 feet) to create permanent off-street parking for so many dwelling units.

### Planning Commission Business -

#### Text Amendment Recommendations

After much discussion of the Mayor and Council input from their meeting on December 13, the Commission decided to leave the issue of the storage of campers and boats on residential properties without comment and allow it to move forward to the Mayor and Council's public hearing. The Commission also asked staff to research the Mayor and Council's concerns over the wording of the betting facilities provision that they believe may allow such things as casinos, etc. in the city. They further discuss sports wagering facilities as defined, permitted,

regulated, and licensed by the State of Maryland. Staff was directed to create and present potential alternate language at the next Planning Commission Meeting on January 11, 2023.

**MOTION** - Mr. Stone moved to **approve** leaving the previously proposed language regarding the storage of recreational vehicles and boats in the residential districts as designated and to continuing discussion regarding wagering facilities until the January 11, 2023 meeting. Ms. Davis seconded the motion. **VOTE: 6-0-0.**

Comprehensive Rezoning Recommendations

Ms. Maher briefed the Commission on the result of the Mayor and Council's workshop discussion on this matter. There were no substantive comments and the issue will move to public hearing by the Mayor and Council in January.

Adjournment -

Mr. Thomas moved to adjourn and Ms. McIntire seconded the motion. **Vote: 6-0-0.**

The meeting adjourned at **8:08 P.M.**



Mary Revilla, Recording Secretary