



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday April 26, 2023
Time: 7:00 p.m.
Location: Council Chambers, City Hall, 1 East Franklin Street
Attendance:

Name	In-Person	Remote	Absent
Christina Davis, Chairperson	X		
James W. Stone, Vice Chairperson			X
Judy Wheeler			X
Ronald Thomas	X		
Tamara Martinez	X		
Sean Flaherty	X		
Matthew Schindler, Ex-Officio	X		
Staff			
K. Maher, Director, PCAD	X		
S. Bockmiller, Development Review Planner and Zoning Administrator	X		
J. Wu, Planner	X		
M. Revilla, Recording Secretary	X		

Call to Order and Instruction from the Chair –

The Chair called the meeting to order at 7:08 p.m.

Approval of Minutes –

Minutes of April 12, 2023.

Motion- Mr. Thomas moved to approve with no conditions and Ms. Martinez seconded.

The motion passed with a vote of 4-0-1. Mr. Flaherty abstained.

Development Review –

No File No. - ESD Sketch Plan –Lowes Warehouse- 990 Wesel Boulevard.

Lowes is proposing to construct a 550 x 400 combination enclosed warehouse addition and attached covered truck loading and parking (220,000 square foot under roof).

The City engineer has reviewed the plan and has no comments. The forest conservation plan for this property will need to be revised as the area between the storage yard and Wesel Boulevard was an afforestation area, intended to grow up and screen the expanse of the yard and its contents. Staff's only concern is that when the original construction occurred, the forest conservation plantings along Wesel Boulevard found difficulty taking off and the area should receive supplemental attention in the site plan process.

The project Engineer is not located locally and therefore did not attend the meeting.

Motion- Ms. Martinez moved to approve subject to the recommendation made by staff that given the size of the property all design requirements be met without Article 5 waivers. Mr. Thomas seconded and the motion passed with a vote of 5-0-0.

S- 2022-18 – Subdivision Plat - CarMax- 1921 Dual Highway.

This plat is for the re-subdivision of the current property containing Hamilton Nissan, and the adjacent property to the north. The new configuration creates a lot (lot 1) for the approved Carmax facility, a revised configuration of the lot containing the Nissan dealership, and street right of way for Trolley Drive. A third parcel – identified as "residue" is in the western portion of the property and will be developed and resubdivided at a later time. The right of way of Trolley Drive will ultimately continue through this property to connect with nearby existing streets. A forest retention easement is shown, per the site plan and the forest conservation plan on Lot 1.

Motion-Ms. Martinez made a motion to approve subject to any conditions forthcoming from the City Engineer, payment of the outstanding Health Department review fee, addressing Planning's two comments, and that the plat shall not be signed or recorded until approval is in hand from Potomac Edison. Mr. Schindler seconded the motion. The motion passed by a vote of 5-0-0.

C-2023-01 - Sketch Plan – Bostetter Annexation.

The property is 82 acres (plus or minus) and the proposal is for 190 single-family detached homes on property that would be zoned RMOD (Residential Moderate Density). There will be two points of access onto Broadfording Road, one onto McDade Road, one will connect into Hagers Crossing, continuing Nelson Drive into this development. A stub will be reserved on the eastern boundary for future connection to the adjacent tract for when that property develops. A significant berm and buffer will be located along McDade Road and Broadfording Road. A lot is being created for the existing circa 1800 farmhouse that fronts Broadfording Road. Trails and open space areas will be located in the eastern and western areas of the site. A forest retention area will be located in the south central part of the site.

We are scheduling this for your review and approval at your meeting of April 26, but we are still wrapping up the staff review of it. I will forward an official recommendation and any comments from agencies no later than noon on Tuesday. Any additional adjustment to this sketch will be minimal, if, in fact, there are any adjustments at all. Staff recommends approval, subject to any conditions forthcoming from review agencies, subject to a motion that states the approval shall not take effect until the effective date of the annexation.

David Trostle of Frederick, Seibert and Associates explained the issue with Potomac Edison not allowing them to build within the easement but would be able to build around it.

Motion- Mr. Thomas moved to approve as presented with the condition the approval does not go into effect until the Annexation takes effect. Mr. Flaherty seconded. The motion passed with a vote of 5-0-0.

Workshops –

Miguel and Michell Grados- 1101 Virginia Avenue-. Consultation for auto sales design.

Miguel and Michell Grados- 334 South Burhans Boulevard. - Consultation for auto sales design.

The Commission discussed concerns with parking, landscaping, and signage with both property addresses. After much discussion, the Commission did not think the two sites were optimal but the Virginia Avenue site was preferred in comparing the two. Significant design waivers will likely be necessary.

New Business –

Hagerstown Mayor & Council Transportation Priorities 2023 MDOT Consolidated Transportation Plan (CTP).

Proposed FY 2024 Capital Improvement Program (CIP).

Information was provided regarding the CTP for review by the Commission before it is presented to the Mayor and Council for approval.

Ms. Maher touched on major highlights of the proposed budget.

Old Business –

None.

Announcements –

None.

Adjourn –

Ms. Martinez moved to adjourn and Mr. Thomas seconded. The meeting adjourned at 8:37 p.m.



Mary Revilla, Recording Secretary