



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday September 13, 2023

Time: 4:00 p.m.

Location: Council Chambers

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 4:05 p.m.

Approval of Minutes –

Approval of Minutes of August 9, 2023, and August 30, 2023.

Motion - Ms. Wheeler moved to approve the minutes of August 9, 2023, with no changes. Mr. Flaherty seconded. The motion passed by a vote of 3-0-2. Mr. Thomas and Mr. Schindler abstained.

Motion – Ms. Wheeler moved to approve the minutes of August 30, 2023, as presented. Mr. Schindler seconded. The motion passed by a vote of 3-0-2. Mr. Flaherty and Ms. Martinez abstained.

Development Review –

No File Number - International Truck LLC. - ESD Sketch Plan – Salem Road – Triad (B. Swailes).

This plan is for the expansion of the existing International Truck facility (outside of, but adjacent to the municipal boundary), onto this 11.52 acre property. The plan calls for a 42,700 square foot (plus or minus) building near the center of the site, surrounded by 3.67 acres of parking, driveway circulation and

truck/trailer parking. Access will be via a driveway in the pipestem that connects the property to Salem Avenue. Although the right of way of Hoosier Court abuts the north property line, there is no proposed connection, and it would be ill-advised to require connection to a trucking company through a residential subdivision street that serves townhouses.

There was some discussion regarding the lack of landscaping adjacent to the building as well as at the ends of the parking bays that abuts the building on the sketch plan. Billie Swailes of Triad Engineering Inc., informed of the owner's desire not to add landscaping but would review the issue when creating the site plan.

Motion- Mr. Thomas made a motion to approve the sketch plan as presented. Ms. Martinez seconded. The motion passed with a vote of 5-0-0.

S-2022-12 – Virginia Commons, Ph. 1 – Reapproval of Subdivision Plat – Virginia Ave. – FSA (F. Frederick)

Once Lennar vacated their arrangement to purchase the development, the property owners decided to take a pause on marketing the project and held off on recording the plat. They are now under contract to sell the subdivision to another developer.

Since this approval, the applicant moved forward with another plat (S-2022-15) that transferred the small slivers of land involved in encroachments onto this property to the series of adjacent property owners. That plat was recorded in the land records in November, 2022. Therefore, this plat presented to the Commission for reapproval has had a significant amount of content associated those transfers removed from it, and some content rearranged. The only change of any content is that a note is added to this plat stating that the existing sewer easement that bisects several of the proposed lots will be immediately abandoned upon the developer's construction of the new line in the new street, and the city's acceptance of ownership of that street.

Fred Frederick of Frederick, Seibert & Associates explained the 36 lots stayed exactly the same and except for adding a new sewer line in which the City Engineer approved, there were no other changes of any kind.

Ms. Wheeler made a motion to reapprove the plat. Ms. Martinez seconded. The motion passed with a vote of 5-0-0.

Workshops –

Joe Jefferson Amendment proposals – Mr. Jefferson proposes strict enforcement of a code regarding inflatable water parks, bounce houses, jungle gyms, and pools located in the front yard without a fence to provide safety. After some discussion, the Planning Director informed Mr. Jefferson she would confer with the local jurisdiction regarding property maintenance code guidelines regarding these issues.

New Business –

None.

Old Business –

Review of the County Comprehensive Plan – The Planning Director provided information regarding the four main topics to be included in the County Comprehensive Plan.:

1. Utility and Growth Capacity
2. Land Use Recommendations
3. Sidewalks
4. Schools

Planning for these four things are items the City of Hagerstown have been working towards for quite some time. The Commission agreed that these are important to the future growth of Hagerstown.

Announcements –

Stephen Bockmiller announced a special meeting may need to be held in the near future for subdivision plat approval.

Adjourn –

Mr. Stone moved to adjourn, and Mr. Thomas seconded. The meeting adjourned at 5:40 p.m.



Mary Revilla, Recording Secretary
Date Approved -