



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday October 11, 2023
 Time: 4:00 p.m.
 Location: Room 407, 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 4:06 p.m.

Approval of Minutes –

None.

Development Review –

ZS –2023-04 – 990 Wesel Boulevard – Site Plan – (K. Williams) Atwell Engineering.

The applicant proposes to construct a 206,155 square foot expansion of their existing warehouse facility with a 60 x 878-foot canopy over the south (front) side of the existing building and addition, a new entry guard shack and parking improvements and reconfigurations around the entrance, a tarping station, a small office expansion on the left side of the building and a water tank, as well as some additional minor improvements. The applicant shows addressing failed areas in the FC easement as discussed during the sketch plan stage.

All agencies have provided approval with Planning providing conditional approval, subject to making a few minor corrections.

Brady Berry of Atwell was present at the meeting. Keri Williams of Atwell and Charles Sturdivant of Lowe's attended the meeting virtually.

Other than a couple of questions from the Commission, there was no discussion.

Motion- Mr. Stone made a motion to approve the site plan subject to the outstanding comments from Planning. Mr. Thomas seconded. The motion passed with a vote of 6-0-0.

Ms. Martinez joined the meeting at 4:14 p.m.

Workshops –

Washington Street School Conversion Overlay Consultation – 920 West Washington Street (Zak Elyasi).

A contract purchaser is interested in converting the Washington Street School into an apartment building containing 78 units. This would require a Conversion Overlay zoning district. Per the Ordinance, the overlay process begins with a consultation with the Planning Commission.

The unit mix would consist of 18 studio units, 57 one-bedroom units, and 3 two-bedroom units. There would be 112 parking spaces or 1.44 parking spaces per unit. The alcove area on the east side of the building would be improved with a pool, firepit, cabana, hardscape and landscaping. A dog park would be located in the front of the building, as would an outdoor seating area. The café-gymnasium on the rear of the building is shown as an “auditorium/amenity space.”

The applicant, Zak Elyasi, and his associate Yayha Alhussein from RAZ Development were present at this consultation to discuss and workshop issues and concerns with the Planning Commission. Mr. Elyasi briefed the Commission on his intentions to renovate and restore this building in an adaptive reuse strategy. The Planning Commission expressed that the windows would have to be replaced to their original configuration to restore the historic building. This would also be required by the State if the applicant is pursuing historic preservation tax credits. The Commission also had questions about the gymnasium/amenity spaces regarding public access. There was concern that if it was open to the public, the limited parking provided would pose an even greater issue. There were also questions about potential EV charging spaces for residents and Mr. Elyasi was willing to accommodate that need. However, in general, the Commission reacted positively to the proposal.

The next step would be for the applicant to submit a formal application for the overlay.

New Business –

None.

Old Business –

Pangborn Mini Storage Site Plan Discussion.

Construction for the Pangborn mini storage has started. Mr. Bockmiller presented to the Commission some changes and minor concerns that were brought up recently. The applicant adjusted the office space to the front of the building and the gate, whereas it was in the rear building before. The retaining wall on the east side of the property had to be rebuilt. The wall built next to the property owner on the south side of the property will be a terraced wall to improve visibility for the neighbor who complained about not wanting to "feel like living in a prison." Landscaping will also be added in between the terraced CMU wall and the neighbor's property. The Commission also suggested that trees, evergreens, or Leyland cypresses, be planted on the east side to buffer the view for the apartment building. The Commission was in consensus that these changes may be handled at staff level as long as the trees are committed to by the developer.

Surrey Hotel Update.

Ms. Davis asked for an update on the boutique hotel across City Park. Staff explained that the hotel is up for sale as a package deal with the property, zoning changes, and the partially approved site plan.

Hamilton Mansion on The Terrace.

Ms. Davis mentioned that the house that the movie was filmed on The Terrace has broken windows in the tower. Staff stated that this will be investigated.

Announcements –

None.

Adjourn –

Ms. Martinez moved to adjourn. Mr. Thomas seconded. The meeting adjourned at 5:38 p.m.



 Mary Revilla, Recording Secretary
 approved 10-25-23