



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday November 8, 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 7:07 p.m.

Approval of Minutes –

Minutes of October 25, 2023.

Motion- Mr. Schindler moved to approve the minutes of October 25, 2023, with no changes. Mr. Thomas seconded. The motion passed by a vote of 4-0-1. Ms. Martinez abstained.

Development Review –

FENCE-2023-147 – Hagers Crossing Community Center -12608 Sedgwick Way –Hagers Crossing Homeowners Association - Approval of a fence.

The Hager's Crossing Homeowners Association proposed to put a 10-foot-tall fence around the basketball court behind the community center building. The property is zoned Residential-Medium Density (RMED) With a PUD Overlay.

The fence required Planning Commission approval as it exceeds the height limitation for fences in the residential zoning districts. The Land Management Code, Section K.1b.(3) specifies that specialty fences of a specific and unique purpose may exceed the height limitations of a particular zoning district if approved by the Planning Commission. This may include athletic fields, tennis courts, storage areas, etc.

Glen Lattie of Hagers Crossing Homeowners Association was present to answer any questions or concerns that the Commission might have. After a short discussion, the Commission agreed that the height requirement of the fence being exceeded was acceptable in this case, given its intended use.

Motion- Mr. Thomas moved to approve the requested 10-foot-tall chain link fence. Ms. Martinez seconded. The motion passed with a vote of 5-0-0.

ZS-2023 – 05 – Boys & Girls Club - 805 Pennsylvania Avenue – Site Plan – FSA (T. Taylor).

This plan is for the construction of a new Boys and Girls Club facility on the site of the previously existing club, but expanded to include all lots between the railroad tracks and Martin's Storage, and extending in small part to the railroad tracks to the south, behind Martin's Storage. The improvements include a 24,879 square foot building, a basketball court, and a parking lot providing 30 parking spaces on the northern portion of the property. There will be three driveway entrances. Two will be to the north of the building; an entrance and an exit. Another entrance will be provided along the south side of the building for service vehicles.

In case Z-2023-03, the Board of Zoning Appeals granted the following variances:

1. Reduce the required number of parking spaces from 54 spaces to 30.
2. Reduce the required front yard setback from 50 feet to 20 feet for the new building.

The Applicant seeks approval of a Declaration of Intent for an exemption to the Forest Conservation Ordinance, qualifying under the provision for redevelopment of mostly paved sites. Staff supports this request.

After some brief discussion regarding parking and property layout, the Commission agreed this project should move forward.

Motion - Mr. Thomas moved to approve the requested Declaration of Intent for an exemption to the Forest Conservation Ordinance and the Landscaping waiver per criteria D. Mr. Schindler seconded. The motion passed with a vote of 4-0-1. Mr. Stone abstained.

Motion – Mr. Schindler moved to approve the site plan. Mr. Thomas seconded. The motion passed with a vote of 4-0-1. Mr. Stone abstained.

SA-2022 – 09 – Carlo Spinelli – 734 Potomac Avenue – Site Plan Amendment - FSA (A. Hager).

The Commisison approved this site plan with a long list of waivers from the design standards due to the developed nature of the site, and its location at an intersection. The Applicant desires to amend the site plan to remove the landscaping along the sidewalk fronting Potomac Avenue, and the landscaping between the McComas Street sidewalk and the delivery area. Staff had concerns with this request.

Rich Brunner of Facelift Remodeling Inc. explained that the price quotes the applicant received for this project have come in over expectation and he is looking for ways to trim the budget. He also advised this will no longer be a pizza carryout, instead the applicant would eventually be making the property available for lease.

After some brief discussion, the consensus of the Commission was that the property layout made it a challenge to meet the landscaping requirements. Ms. Martinez asked a question for clarity, asking if the motion was just to waive the landscaping requirements. It was.

Motion – Mr. Stone moved to approve the landscaping waiver per Criteria A. Mr. Thomas seconded. The motion passed with a vote of 4-1-0. Mr. Schindler voted no.

New Business –

None.

Old Business –

None.

Announcements –

Mr. Bockmiller mentioned the Updegraff building renovations were going well, and the windows have been re- installed. Within the next week the historic wall sign on the east side of the building will be refurbished to replicate the original, early 1900's sign.

Adjourn –

Mr. Thomas moved to adjourn, and Mr. Schindler seconded. The meeting was adjourned at 7:46 p.m.



Mary Revilla, Recording Secretary

approved 12-13-23