

Douglas S. Wright, Jr., chair, called the meeting to order at 7:00 p.m., on Wednesday, February 23, 2011, in the Council Chamber, Second Floor, City Hall. Also present were commission members M. Brubaker; J. Stone; R. Thomas; and J. Wheeler. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; and A. Rohrbaugh, Planner.

REGULAR MEETING

Roll Call

D. Gysberts and D. Miller were absent.

Approval of Minutes: February 9, 2011 - Workshop Meeting

Typographical errors were noted on page 1, last paragraph, second line and on page 3, fourth paragraph, last full line.

MOTION: (Stone/Wheeler) I'll move for approval, with the revisions.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Split Parcel Annexation - Zoning Recommendation, Case No. A-2010-04

Mr. Rohrbaugh presented the methodology used to select properties to include in the split parcel annexation project. After researching the impact of annexing split-boundary parcels on existing City operations and on the affected property owners, 96 and several portions of rights-of-way were identified for annexation totaling approximately 24 acres. (See the meeting file for a chart of the affected properties, including existing County zoning and proposed City zoning.) Mr. Rohrbaugh gave the commission a copy of a map showing all the proposed annexation locations.

The commission reviewed the chart of properties page by page and Mr. Rohrbaugh answered commission members' questions. Mr. Brubaker emphasized the importance of having correct mapping data when the proposal is reviewed by the Mayor and City Council.

MOTION: (Stone/Wheeler) I'll move to recommend the zoning classifications to the Mayor and Council.

DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Brubaker)

County Rezoning of Holcium Lands (MD Route 60, Old Forge Road)

The County Planning Commission has scheduled a public hearing for April 4, 2011, on a proposal to rezone 120 acres of land owned by Holcium (US), Inc., on the northeast corner of the city. A portion of this property is located within the City's Medium Range Growth Area along the east side of MD 60 and on either side of the planned route of the extension of Eastern Boulevard to MD Route 60. The existing zoning of the land in the MRGA is Agriculture (A) and the proposed zoning is Business General (BG).

The land use map in Hagerstown's 2008 Comprehensive Plan recommends Commercial General zoning along the frontage of MD Route 60 from the City boundary north to the vicinity of the Marsh Pike intersection. The City's Plan recommends Moderate Density Residential zoning for the balance of the Holcium land in the MRGA. The City's Cortland Manor and Cortland Villas residential developments directly abut the land proposed for BG zoning.

Mr. Wright suggested that to be consistent with the Comprehensive Plan and to protect the City residents, the zoning south of Eastern Boulevard, Extended, and east of Conamar Drive, Extended should be residential. The remaining land could be zoned to commercial (BG). It was noted that the new alignment of Old Forge Road is a new element of which the Hagerstown Planning Commission was not aware.

MOTION: (Stone/Wheeler) I move that the commission forward Mr. Wright's comment to the County Planning Commission.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Brubaker)

Land Management Code - Review of Articles 1-3

Mr. Bockmiller began presenting the proposed revisions to the Land Management Code. He distributed copies of additional definition suggestions for "commercial farming" and "livestock" for consideration. The commission made the following changes:

**Planning Commission
MINUTES - Regular Meeting**

**February 23, 2011
City of Hagerstown, Maryland**

Article 1 - General Provisions:

- Page 1-1, A.2 - change the word "existing" to "former"
- Page 1-3, A.12 - change the words "previously existing" to the word "former"
- As a general comments, add "This page deliberately left blank." to all blank pages
- Page 1-5, first row of chart - should be 4.O.3.f; sixth row, is "4.K.7" the correct reference; seventh row, does "3.C" add three definitions for residential care facilities?

Article 2 - Authoritative Boards and Review Agencies:

- Are all commissions and boards treated consistently in the "General" section? Are there areas where consistency should be created across all boards? Mr. Brubaker advised the commission that the Mayor and Council has started making changes to other boards which have included adding term limits.
- Page 2-1, A.3 - delete the second paragraph, but keep the last sentence.
- Page 2-2, 2 - delete "Appointment," "Removal," and "Vacancies" from title
- Page 2-2, 2.b (Terms???) - delete the last sentence
- Add a section on by-laws and officers in the "General" section on page 2-1
- Page 2-3, 4.d. - delete the comma in the first line after "and"
- Page 2-4, 5 - update title
- Page 2-6, e - delete "office of the"
- Page 2-6, D.2.b - have two standing alternates rather than a temporary alternate; staff should research Article 66B
- Page 2-8 - reword "It shall be the duty" sentence
- Page 2-9, 3 (b) - change to subsection "f.2."
- Page 2-10, j - check Article 66B for a constitutional basis

Review will pick up at the March 16 meeting with Article 3, Definitions.

Adjourn: It was moved and seconded that the meeting adjourn at 9:00 p.m.

3/16/2011
Date

Debra C. Calhoun
Debra C. Calhoun - Secretary