



# CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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## PLANNING COMMISSION SPECIAL MEETING MINUTES

Date: Thursday June 27, 2024  
 Time: 12:00 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		
<b>Staff</b>			
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 12:17 p.m.

### Approval of Minutes –

Minutes of June 12, 2024.

Motion- Mr. Thomas moved to approve the minutes of June 12, 2024, with no changes. Mr. Flaherty seconded. The motion passed by a vote of 4-0-1. Mr. Stone abstained.

### Development Review –

C-2024-04 – Emmert Road, south of Hebb Road - The Apartments at Reese Farm – Concept Plan – (D. Trostle - Frederick, Seibert, and Associates)

This concept plan is for a multi-family apartment complex, that will create 240 units. The property is 13.23 acres and located along the west side of Emmert Road and north of Beaver Creek Road. It is in the RH (Residential-High Density) zoning district, in which stacked apartments is a permitted use. The applicant is proposing eight 3-story buildings that will each contain 30 apartment units. This multi-family development will adjoin and be accessed through an adjacent development of 128 townhome units.

To meet open space requirements, they are proposing to provide a BBQ area, pool, pickleball courts, dog park, and a clubhouse. The ordinance requires 20% of the gross land area to be dedicated to open space for this development. The total provided open space is 3.12 acres. Calculations are shown in the concept plan.

Dave Trostle of Frederick, Seibert, and Associates was present to provide details regarding storm water drainage, entrances to the property, landscaping buffers, and raised sidewalks for traffic calming.

Motion – Mr. Thomas made a motion to approve the concept plan subject to water and waste water approval. Mr. Flaherty seconded. The motion passed with a vote of 5-0-0.

Workshops –

None.

New Business –

Annual Report – Calendar Year 2023.

Ms. Wu reviewed the contents of the draft annual report with the Commission. The subject areas of the report are mandated by State law, including information about development review, building permits for new housing, comprehensive plan updates, special projects and activities to implement the comprehensive plan, annexation activities, rezonings, and land use regulation text amendments.

Motion – Mr. Stone made a motion to forward to Mayor and Council. Mr. Thomas seconded. The motion passed with a vote of 4-0-1. Mr. Schindler abstained.

Old Business –

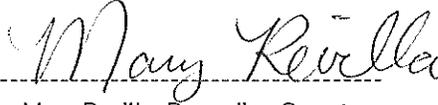
None.

Announcements –

None.

Adjourn –

Mr. Thomas moved to adjourn, and Mr. Schindler seconded. The meeting was adjourned at 12:51 p.m.

  
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Mary Revilla, Recording Secretary  
Approved  
7-10-24