



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday April 25, 2024
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 7:03 p.m.

Public Review Meeting –

ZT-2024-01 – Industrial District Bulk Regulations:

1. Building Height
2. Building Setbacks
3. Residential Setbacks
4. Parking

Mr. Bockmiller presented the staff report and proposal. No one appeared to the hearing to testify.

Motion – Mr. Thomas made a motion to keep the record open for ten days. Ms. Martinez seconded. The motion passed with a vote of 4-0-0.

ZM-2024-02 – American Hall Local Conversion Overlay and Landmark Overlay.

The applicant is proposing to have this property rehabilitated and restored as a fraternal lodge hall with a museum on the first floor and support areas in the basement. This property would be a double overlay having a Local Conversion District and a Landmark overlay. The applicant is proposing the following permitted uses:

1. Civic and social organizations (8134);
2. Community centers, including but not limited to cultural, civic, and educational centers;
3. Museums (712);
4. Administrative support services (561);
5. Artist studios;
6. Offices, business and professional (55 and 56), except waste management and remediation services (562);
7. Photography and visual and performing art studios.

Barry Hackey of The Most Worshipful Prince Hall Grand Lodge was present to speak regarding the request, the recently received grant to restore the building and their intended plans for the first and second floor of the Hall.

No one testified for or against the proposal.

Motion – Ms. Martinez made a motion to leave the record open for ten days and also to make a recommendation to Mayor and Council.

Regular Meeting -**Approval of Minutes –**

Approval of Meeting Minutes of February 28, 2024, March 4, 2024, and March 27, 2024.

Motion – Mr. Thomas moved to approve the minutes of February 28, 2024, with no changes. Ms. Martinez seconded. The motion passed by a vote of 4-0-0.

Motion – Ms. Martinez moved to approve the minutes of March 4, 2024, with no changes. Mr. Thomas seconded. The motion passed by a vote of 4-0-0.

Motion – Mr. Flaherty moved to approve the minutes of March 27, 2024, with no changes. Mr. Thomas seconded. The motion passed by a vote of 4-0-0.

Development Review –

ZS – 2023-06 – Popeyes – 18030 Garland Groh Boulevard – Site Design Concepts (A. Anderson).

This site plan is for the construction of a 2,353 square foot fast food restaurant with a drive through lane and 24 parking spaces. A sidewalk will be installed along the side entry drive, and Justine Trail (the private street/driveway to the rear) and two pedestrian walkways will be installed connecting the site from Garland Groh Boulevard. The driveway to the south (Jocelyn Drive) will be a right-in-only-right-out-only from/to Garland Groh Boulevard, utilizing a triangular island to prevent left turns into and out of this driveway.

Adam Anderson of Site Design Concepts had just one thing to mention for clarity. He stated the only difference with the site plan is that per the Fire Marshal's comments, 20 feet was added around the perimeter which changed the parking layout somewhat.

Motion – Mr. Thomas moved to approve the site plan subject to comments and conditions from the City Engineer and Electric Department. Ms. Martinez seconded. The motion passed with a vote of 4-0-0.

Workshops –

None.

New Business –

Review of Board of Zoning Appeals Agenda, May 9, 2024, for an administrative appeal. The Commission took no action.

Old Business –

The Commission and staff continued review of the text amendments to include one new minor amendment proposal.

Announcements –

None.

Adjourn –

Ms. Martinez moved to adjourn, and Mr. Flaherty seconded. The meeting was adjourned at 7:32 p.m.


Mary Revilla, Recording Secretary
approved
4-12-24