



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday October 30, 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 7:00 p.m.

Approval of Minutes –

Approval of Minutes of October 9, 2024.

Motion- Mr. Thomas moved to approve the minutes of October 9, 2024, with one change to the attendance. Ms. Martinez seconded. The motion passed by a vote of 3-0-2. Ms. Wheeler and Mr. Stone abstained.

Consent Agenda –

SA – 2024-06 – Pen-Mar Realtors – 300 Cameo Drive – (L. Rockwell) CES Engineering LLC.

Pen-Mar Realtors submitted a minor site plan to create additional parking for the realty office located at the intersection of Cameo Drive and Professional Boulevard. This is on a one-acre parcel in the POM zoning district. The parking requirement is 11 spaces for this building and there are currently 12 existing spaces. The site plan includes the addition of 11 parking spaces, which brings the total to 23 spaces. They will also be restriping the existing parking and the ADA parking space on the west side of the building. A landscaping buffer will also be added on the north side of the parking lot. The total disturbance is less than 5,000 square feet, which means this plan is exempt from having to provide stormwater management.

The applicant has submitted a waiver citing Article 5 Section 1.4.h.7, citing that each row shall begin and end with a landscaped island. The applicant and staff had explored constructing an "L" shaped island to meet the standards cited in the Land Management Code. However, the applicant states that in doing so, it will interfere with the traffic flow. Attached is the completed waiver request.

Clarence Horst of Hagerstown Builders was present to provide details about the layout of the property and how the "l" shape island would affect traffic in and out.

Motion - Mr. Stone made a motion to approve the waiver that allows improvement that is in the public interest. Ms. Martinez seconded. The motion passed with a vote of 5-0-0.

Motion - Mr. Stone made a motion to approve the site plan subject to outstanding comments from water and wastewater. Ms. Wheeler seconded. The motion passed with a vote of 5-0-0.

Development Review –

None.

Workshops –

None.

New Business –

Public notice and reviews of and approvals was discussed at the MD APA and MPCA conference. Staff will look into and finalize the approval motion process in order to withstand legal challenges.

Old Business –

Penske's Text Amendment Request for IG Truck Rental.

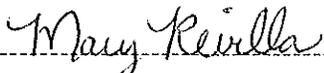
Staff briefed the Commission on Penske's desire of revisions for permitting use of truck rental in the IG district. The Commission was cool to the idea but would be willing to hear more from them.

Announcements –

None.

Adjourn –

Mr. Stone moved to adjourn, and Ms. Wheeler seconded. The meeting was adjourned at 7:40 p.m.



Mary Revilla, Recording Secretary
approved 11-13-24