



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday January 29, 2025
 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		
Vacant			
Sean Flaherty, 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 7:10 p.m.

Public Review Meetings –

ZT-2024-04 – Proposed Amendment to the Permitted Uses in the POM (Professional Office Mixed) Zoning District

This proposal allows more flexibility for permitted uses by removing the performance standards for certain commercial uses in the POM zoning district. This is reflected by removing the sections detailing the standards in Section F of the Zoning Ordinance and depicted in the use chart in Section Z. The proposal also differentiates between fitness recreational sports centers, with and without outdoor fields and courts.

Tim Lung, representing the owners of a property in the POM district, was present in favor of the proposed amendment. After a short discussion, the Commission supports this amendment.

Motion – Mr. Thomas made a motion to leave the record open for ten days. Mr. Stone seconded. The motion passed with a vote of 5-0-0.

ZM-2024-04 – Proposed PUD-R Overlay for Doub Farm – Landis Road (Fox – Poffenberger).

The PUD provisions of the Zoning Ordinance were re-written a few years ago, with the intent to require PUDs to be a mixture of commercial and residential uses, generally in a town or village environment, mixing the uses and housing types. No applications for a PUD-V or PUD-R have been submitted. This application is the first since these changes.

A contract purchaser of the Doub Farm has filed this zoning overlay application for a PUD-R (Planned Unit Development - Regional) Overlay in order to develop this 112.22-acre tract. The plan shows:

- 20 single-family dwellings facing Landis Road
- 395 townhouse dwellings
- 120 apartment units
- 1 industrial tract
- Mixed use commercial residential area
- Open space, stormwater management, etc.

The commercial area would be four pad sites, each of which would be planned for a mixed-use building with an approximate footprint of 12,000 square feet each, with commercial uses on the first floor with two upper levels of residential units.

Gordon Poffenberger of Fox & Associates and Matt Stare of DRB Homes were present and explained the layout of the project and all the previous issues with developing this property.

Approximately 40 people testified in opposition to this proposed development and rezoning for the reasons of:

- Inadequate traffic flow, given that Day Road and Landis Road are not well suited for this level of development
- Concerns about school capacity
- Creation of traffic flow for the Islamic Society of Western Maryland, an adjacent property
- Lack of access points in the initial stage of construction for the residential portion of the development
- Project abandonment for the commercial portion of the tract and will become a zoning violation of the proposed PUD overlay
- On-street parking
- Negatively impacts current water pressure on the adjacent properties
- Damage to home foundations from construction
- Increase in speeding and traffic accidents
- Fire truck access
- Decrease in residential property value
- Proposed bubble plan showing predominantly residential uses

Motion – Mr. Stone made a motion to keep the record open for ten days. Mr. Flaherty seconded. The motion passed unanimously with a vote of 5-0-0.

The Public Review Meeting closed at 8:44 p.m.

Regular Meeting –Introduction of Guest –

Hagerstown Youth Council. - Rachel Paul introduced Vattia Newberry of the Hagerstown Youth Council.

Approval of Minutes –

None.

Consent Agenda –

None.

Development Review –

ZS-2024-06 – Hagerstown 5 Antietam Paper Building – 25-37 West Antietam Street – (G. Poffenberger)- Fox & Associates.

This plan is for renovation of the existing Antietam Paper building to include a new visitor's center, restaurant and upper-level apartments, and will include a modest stair tower addition on the rear of the building. A Phase 2 mixed use addition across the rear of the site facing the new stadium is also part of this plan as well as paving the northeastern portion of the site for parking area. The parking area will be bordered along Antietam Street with a series of brick pillars joined by ornamental metal fencing. The Rochester Alley right of way will be bordered with a low wall comprised of architecturally upgraded Jersey barrier units. (See photo).

The portion of the property north of the existing rear wall of the building is located in the Downtown Historic District. The area where the proposed phase 1 and phase 2 additions are shown are not in the historic district. The plans call for a restaurant with roll up garage doors opening to a patio along the Cultural Arts Trail.

The plans for the renovation of the existing Antietam Paper building and the parking area have been approved by the Historic District Commission. An alternate landscaping plan is proposed (vs. item-by-item compliance with Schedule A). This project, as previously paved surface, is exempt from the Forest Conservation Ordinance.

This plan was reviewed by the Plan Review Committee on November 26, 2024. The following agencies have provided approval:

- Planning (minor corrections)
- Water Wastewater
- Potomac Edison

Conditional approval has been provided by the City Engineer and the Fire Marshal. Staff anticipates approval from the Light Department in time for your meeting.

Mr. Stone asked how parking would be controlled. Staff advised there would be a gate.

Motion – Mr. Flaherty moved to approve the site plan subject to outstanding comments of Planning, Engineering, Fire Marshal and the Light Department. Mr. Thomas seconded. The motion passed with a vote of 5-0-0.

ZS-2024-08 – with waivers - Project Oyster – 45 West Oak Ridge Drive – HDR Engineering Inc.

This plan is for a state-of-the-art vertical automated cold storage facility for food products being shipped to distributors and retailers.

Within the last year, the Zoning Ordinance was amended to accommodate the proposed height of this building, and the parking standards modified for such facilities, which may be large, but have relatively limited staff.

The building will be constructed near Oak Ridge Drive, with driveways, a limited amount of parking and stormwater management located between it and Oak Ridge Drive. Trailer parking will be located in the southern two-thirds of the site. There will be one main point of access in front of the building, however there will be a shared access on the adjacent Amazon warehouse property used by both facilities.

Forest conservation was addressed when the property was located within County jurisdiction.

The applicant seeks a waiver to the maximum permitted height of light poles from 20 feet to 30 feet. Given the location and circumstances, staff have no objections. They cite Condition C- allowing an alternative standard that is proven to provide equal or better results. Also, there are issues with the completeness of landscaping along the two side lot lines, and they are seeking waivers to those requirements. Regarding the western side lot line adjacent to Amazon, given that the two properties share a driveway in this area, and it will give the impression of one large development site rather than sites within some industrial or office subdivision, and that the missing landscaping will be of little or no visibility from Oak Ridge Drive, staff have no objection. Regarding the eastern side property line, adjacent to the Hagerstown Outlets, given that the site was mass graded before it was annexed into the City, that there are retaining walls involved in this area, and that they have retrofitted landscaping to the greatest extent possible, staff have no objection, provided the applicant also assess post-construction conditions and supplement the approved landscaping along the eastern side property line as much as practicable.

Mr. Stone asked, "What was the reason for the waiver request for the height of the lamp post?" Scott Hensler of Dan Ryan Builders stated the 20-foot light poles do not provide enough light for the tractor trailers. Mr. Stone asked, "How far from the Oak Ridge Drive are the light poles going to be?" Scott Hensler confirmed the majority of the light posts will be at least 1,000 feet back.

Motion – Mr. Stone moved to approve the landscaping waiver. Mr. Flaherty seconded. The motion passed with a vote of 5-0-0.

Motion – Mr. Stone moved approve the light post height waiver per criteria C. Ms. Martinez second. The motion passed with a vote of 5-0-0.

Motion – Mr. Stone moved to approve the site plan subject to conditions cited by the Fire Marshal. Ms. Martinez seconded. The motion passed with a vote of 5-0-0.

Workshops –

None.

New Business –

None.

Old Business –

ZT- 2024-02 – PUD-R Indoor Plant Cultivation & Processing Facilities

A public review meeting was conducted by the Planning Commission on January 8. No additional comments were received during that period. The proposal was removed from the 2024 text amendment packet at the direction of Mayor and City Council for separate review and consideration.

Motion – Ms. Martinez made a motion to recommend the text amendment to the Mayor and Council. Mr. Thomas seconded. The motion passed with a vote of 4-0-1. Mr. Flaherty abstained.

Announcements –

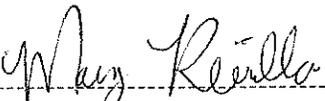
Fred Nugent was appointed to Planning Commission.

The date of Kathy Maher's retirement party is set for March 28, 2025.

Hub City Brewery is having their ribbon cutting ceremony on January 31.

Adjourn –

Mr. Stone moved to adjourn, and Mr. Flaherty seconded. The meeting was adjourned at 9:52 p.m.



Mary Revilla, Recording Secretary
approved 3.12.25