

**Douglas S. Wright, Jr., chair, called the meeting to order at 7:00 p.m., on Wednesday, June 26, 2013, in Conference Room, Fourth Floor, City Hall. Also present were commission members C. Coleman, D. Miller, 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**

Mr. Brubaker was absent.

**Approval of Minutes: June 12, 2013 - Workshop Meeting.**

Approval of the minutes was tabled since the electronic packet only included the first page of the minutes.

**MOTION:** (Stone/Coleman) I move we table approval of the minutes.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**Text Amendment: Clarification on Appropriate Foot Candle Measurement for Graphic Illumination.**

The staff memorandum is in the meeting file. Commission members had the following changes to the proposed language:

- Page 1, 3., i. - add “street” before “graphic” in the first line; change “36” to “40” in the last line.
- Page 1, 3., j. - add “each” at the end of the first line; change “tenants” to “tenant” in the second line.
- Page 2, 4., a., i. - remove “per property” in second line; add “and shopping centers” at the end of the third line.
- Page 2, 4., a., ii. - change “25” to “30.”
- Page 3, 5., a., iii. - change “40” to “36.”
- keep staff’s proposed dimming language; do not add anything about foot candles.

**Text Amendment: Membership Clubs in the Industrial Districts.**

When advised that economic development staff preferred this provision to be opened up to any retail of 75,000 square feet or less, rather than membership retail of that size, the Planning Commission directed staff to strike this proposed provision from the amendments for the following reasons:

- Commission is opposed to commercial activity in an industrial development where there is heavy truck traffic. The commission felt that commercial customers traffic and truck traffic should not inter-mix.
- The only reason a commercial entity would want to go in an industrial district is because industrial land is cheaper than commercial land.
- If a commercial entity wants to have commercial activity on industrially zoned land, it should seek a rezoning to commercial zoning.

**Text Amendment: BZA and Off-Premise Sign Ordinance.**

When advised that the City Attorney stated that there are no variances allowed to the Off-Premise Sign Ordinance, the commission directed staff to strike this proposed provision since it is not necessary.

**Future Land Use Map Amendments.**

In 2009 the State of Maryland adopted the Smart and Sustainable Growth Act of 2009. As part of this legislation, the Act requires consistency between a municipality's comprehensive plan and zoning ordinance. Hagerstown's Future Land Use Plan for outside the Corporate Boundary should take under consideration future land use and zoning consistency in areas of potential annexation, whether there is an overabundance of residential future land uses, and changes in zoning made through the County's 2012 Urban Growth Area (UGA) Comprehensive Rezoning. The 2013 Future Land Use Amendments to the Comprehensive Plan present an opportunity for the City to review and make changes to the Land Use Plan within the Medium-Range Growth Area (MRGA).

Staff identified 60 areas for possible changes to the Future Land Use Map. In addition, staff proposed that the MRGA be amended to include lands around the proposed Eastern Boulevard extension, as well as minor adjustments in order to have it better follow road centerlines and property lines. Commission members and staff discussed the areas; and the commission made the following comments:

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- To the right of #101 is the proposed CRS location; commission members decided to leave as proposed by staff.
- Mr. Wright disclosed that #115 affects his company.
- #117 - Keep the storm water management facility as residential.
- North of #132 - there was debate over whether it should be CG due to changes in this area. Staff will research to confirm the location discussed is the one mapped.
- #144 should be CG since it is surrounded by commercial.

**2012 Annual Planning Commission Report to State of Maryland.**

The commission accepted the report as written by staff.

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

8/14/2013

Date



Debra C. Calhoun - Secretary