

James W. Stone, vice chair, called the meeting to order at 4:11 p.m., on Wednesday, June 12, 2013, in the Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker, C. Coleman, D. Miller, and J. Wheeler. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; A. Rohrbaugh, Planner; and D. Calhoun, Secretary.

WORKSHOP MEETING

Approval of Minutes: May 8, 2013 - Workshop Meeting and May 29, 2013 - Regular Meeting.

May 8, 2013:

Ms. Wheeler noted that she was not present at the May 8 meeting.

MOTION: (Brubaker/Miller) I'll move approval with the correction.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Stone, Wheeler)

May 29, 2013:

MOTION: (Miller/Brubaker) I make a motion to approve.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Wheeler)

West City Elementary School Rezoning - Hager's Crossing PUD Amendment, Case No. ZM-2013-01.

Mr. Rohrbaugh stated that seven additional comments were received during the ten-day comment period. All were in favor of the PUD amendment to allow the West City Elementary School. Staff recommended approval with the condition that the school be oriented toward Hager's Crossing Drive to give a more traditional layout for the site. Staff believes that the concept alternative proffered by Washington County Public Schools adequately satisfies that condition.

MOTION: (Miller/Coleman) I move that we recommend approval of the PUD amendment to the Mayor and Council, with the alternative concept as the preferred layout.

DISCUSSION: Mr. Brubaker questioned the stacking plan for the parent drop-off area. He was concerned about vehicles backing up onto Hager's Crossing Drive. Mr. Trostle indicated that most or all stacking would be through Sedgewick Drive and not on Hager's Crossing Drive. The Hager's Crossing Drive entrance is only for buses. Ms. Maher stated that it would be beneficial to indicate in the motion why the school is an appropriate amendment to the PUD. Commission members felt the use of this site as an education facility will have less demands on the infrastructure than a multi-family residential development and that the proposed site is also appropriate for a school location. The residents of the neighborhood also believe it is a better development in that the school would contribute to their sense of community. Mr. Miller agreed to amend his motion to include that the school site would be appropriate because it will create fewer demands on the infrastructure than a multi-family residential development. The school also contributes to the residents' sense of community. Mr. Coleman seconded the amendment. Mr. Rohrbaugh added that concerning Sedgewick Drive, a portion might be constructed to City standards and dedicated to the City.

ACTION: APPROVED, AS AMENDED (ABSTAIN - Brubaker)

Staff noted that this PUD amendment will be presented to the Mayor and Council on July 9.

Multiple Land Management Code Amendments, Case No. ZT-2013-01.

Mr. Bockmiller stated that no additional comments were received during the ten-day comment period, except for a small email thread concerning whether the lighting should be measured in foot candles or NITS or both. Staff does not have an opinion one way or the other. Measuring tools are available to measure either one. Most commissioner members preferred foot candles; Ms. Maher said staff will come back with standards for the commission to review.

Concerning the car lots amendment, most of the testimony dealt with the treatment of the few existing car lots. In response to the comments received at the last meeting, Mr. Bockmiller said staff refined one of the provisions in order to give the owners more comfort about the site plan issue. (See page 4 of staff memo in the meeting file.) Mr. Bockmiller explained the three levels of site plans. The intent was not that an engineered drawing would be required for all lots. Given the amount of site disturbance, most instances probably will not require a full site plan

which kicks in at disturbances of greater than 5,000 square feet. It was also noted that owners would be able to request variances/waivers to the requirements if there are special circumstances associated with the lots.

Mr. Stone noted that among the testimony he heard, the comment by Mr. Sullivan with regard to the City trying to consider car sales lots the same as parking lots stood out. Staff respectfully disagreed in that there are ways to landscape and not affect curb appeal for vehicles for sale. Staff has an issue with marketing tactics that warrant cars need to be as close to passing traffic as possible. The objective of the amendment is how to mitigate the impact of that marketing strategy. Mr. Stone was not as concerned about the buffer requirements, as he is about the requirement for trees. He did not agree with the idea of trying to hide parking lots because they are deemed to be aesthetically unpleasing. With car sales lots, the proprietors want their product to be visible. Ms. Maher noted that shrubs hide more than trees. Staff is proposing that car sales lots follow the same standards as parking lots: shrubs every ten feet, trees every 40 feet. The ordinance language also allows an owner with a smaller lot to be able to negotiate waivers or reductions with the Planning Commission. Mr. Bockmiller stated that the discussion has focused on the impact of existing facilities. He noted that the requirements will be uniform and will affect all car lots. Most will be able to meet the requirements. However, there are situations involving smaller sites that may require some accommodation so there are numerous references to waivers or reductions. Mr. Bockmiller provided photographic examples of car lots (meeting file) in Maryland, Virginia, and Pennsylvania that show trees along the street, and they do not appear to be a hindrance to visibility. One change requested by the commission was to delete the word “grade” when referring to site plans on page 4. The word should be replaced with “type.”

Commission members also agreed with an amendment to the ordinance that would require permanent signs for car sales lots. Ms. Maher suggested an amendment regarding signs for car sales businesses [Section F.2.6.(9).(k)] and the commission agreed with the proposed amendment.

Commission members agreed that the amendments could proceed to a public hearing with the Mayor and Council; however, staff will bring back the measurement standards for foot candles after discussing it with local sign companies.

MOTION: (Miller/) I move that we recommend the proposed text amendments, with the changes discussed, to the Mayor and Council.

DISCUSSION: None.

ACTION: APPROVED (ABSTAIN - Brubaker)

Future Land Use Map Amendments.

Mr. Rohrbaugh stated that there are 88 areas in which staff is proposing changes to the Future Land Use Map in the Comprehensive Plan (list in meeting file). Most of the changes are to match the zoning and adjusting boundaries to property lines. Commission members and staff discussed the following areas in detail:

Area 84 - 434-436 Carrollton Avenue - This area is currently shown as Commercial General; the proposal is to change the designation to IG which is in response to the property owner who would like to sell the property to Antietam Tree & Turf for its landscaping operations. During the comprehensive rezoning, this lot was rezoned to RMED. Antietam Tree & Turf (Area 29) is currently shown as Commercial General, but the proposal is for Industrial. Commission members said Area 84 needs to match up with one of the designations on either side (either Industrial or Residential). Staff agreed that the Commercial General designation is not appropriate. Ms. Maher suggested making it Residential to see if the owner contests the designation at the public hearing. Mr. Brubaker was concerned about creating an orphan of Commercial General. Commission members agreed with Ms. Maher's suggestion.

Area 38 - East Side of Linwood Road - Staff adjusted the boundary based on the commission's direction at the last meeting. The new designation is proposed to be High Density Residential to be consistent with the current zoning.

Area 82 - Pangborn Site - The Pangborn site was changed from Mixed Use to Business-Employment to be consistent with the designations determined with the recent rezoning and annexation.

Area 87 - Hager's Crossing/West City Elementary School - Designation was changed from Medium Density Residential to Institutional to reflect West City Elementary School.

The remaining changes are being proposed to reflect the existing zoning. The suggested revisions do not include special planning areas such as the Lee/Sycamore area, the former hospital site, and the First Urban Fiber/MELP area.

There were no additional questions or comments by the commission. The next step will be to review the future Land Use Map outside the Corporate Boundary in the Medium-Range Growth Area.

Board of Zoning Appeals - March Hearing.

Hub Scrap Metals, LLC, filed an administrative appeal several months ago based on the Zoning Administrator's determination that its activities exceed what is permissible for warehousing and that metal processing and sorting is not permitted. Postponements have been repeatedly requested to allow representatives of Hub Scrap Metals and the Zoning Administrator to discuss alternatives. At this point it is apparent that an acceptable alternative will not be forthcoming so staff scheduled the case for hearing.

Adjourn: It was moved and seconded that the meeting adjourn at 5:11 p.m.

7/10/2013

Date



Debra C. Calhoun - Secretary