

Douglas S. Wright, Jr., chair, called the meeting to order at 7:00 p.m., on Wednesday, September 25, 2013, in Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker, C. Coleman, J. Stone, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary.

REGULAR MEETING

Roll Call

Mr. Miller was absent.

Approval of Minutes: August 14, 2013 - Workshop Meeting and September 11, 2013.

August 14, 2013:

MOTION: (Stone/Coleman) I'll make a motion to approve.
DISCUSSION: None.
ACTION: APPROVED (ABSTIAN: Wheeler)

September 11, 2013:

MOTION: (Wheeler/Thomas) I'll move approval of the minutes.
DISCUSSION: Mr. Coleman noted that on the third page, first paragraph, last sentence, language should be added that water quality structures will be added. Also, Mr. Coleman requested that changes be made to the motion for the concept plan approval. He clarified that the approval was only for the concept plan and did not include the storm water management plan as indicated in the motion. Ms. Wheeler and Mr. Thomas agreed to the revisions proposed by Mr. Coleman.
ACTION: APPROVED, AS AMENDED (ABSTIAN: Stone)

GTS Welco – 400 West Memorial Boulevard – Concept Plan for Storm Water Management.

Mr. Bockmiller explained that this is a concept plan for proposed storm water management improvements only on the site in anticipation of a site plan. The storm water management will be refined when the site plan is officially received for review. The site is located on the interior side of Marsh Run and West Memorial Boulevard, near the intersection of Reynolds and Maryland Avenues.

When Memorial Boulevard was designed many years ago, the intent was for the road to eventually be widened to two lanes in each direction with the culvert as a median. As a result, the right-of-way for Maryland Avenue is very wide. It is very unlikely that the City will pursue constructing the second set of lanes for Memorial Boulevard. The developer, GTS Welco (GTS), is planning to make improvements and upgrades to its facility including moving an existing tank storage area (two existing tanks, with a proposal to add two more for a total of four tanks), demolishing a warehouse building and converting the area to parking, installation of storm water management facilities, paving an existing gravel driveway along Marsh Run in the right-of-way, and building a covered loading dock area with an associated paved area for truck loading and unloading. The existing tank storage area will be returned to grass.

Mr. Bockmiller pointed out that the loading dock facility encroaches into the front setback, which can be corrected in several ways: obtain a variance from the Board of Zoning Appeals, move the structure out of the setback, or remove the roof so the building is no longer subject to setbacks. For clarification, Debby Siebert of GTS Welco Praxair stated that empty tanks will be off-loaded onto the platform and pallets of full cylinders will be rolled onto trucks from the platform when they are ready for delivery.

Mr. Bockmiller indicated that the Mayor and City Council approved a license agreement for the use of the right-of-way along Marsh Run, contingent upon approval of a site plan. GTS plans to improve the existing gravel driveway and to add some fencing.

The proposed storm water management areas are located on the south end of the site. Mr. Wright questioned a note on the plan that states "proposed asphalt truck storage area" which he interpreted to mean an area where asphalt will be stored. Commission members recommended that the note be changed to reflect the intended use which will be a paved area to be used for truck storage.

Waivers will be necessary from some of the landscaping standards. A formal list of requested waivers has not been compiled. The developer will come back at a later date for discussion of waivers prior to submission of the site plan.

Concerning the commission's thoughts on landscaping, Mr. Wright wanted to make sure that the storm water management calculations include the paved lane/driveway. Mr. Brubaker wanted to see room for landscaping along Memorial Boulevard. Mr. Bockmiller noted that the stone walls along the channels are four feet tall, so landscaping would not be visible from Memorial Boulevard. Mr. Bockmiller stated that staff will be asking for landscaping in an amount as close to current requirements as possible. Once the site has been engineered a bit further, staff would want to meet with the engineer to figure out what a reasonable landscaping requirement would be for this site. The total paved area will be around a half acre. Ms. Maher noted that it appears there would be room for trees if traditional landscaping (planting beds, shrubs) are not practical. Mr. Bockmiller pointed out that trees might not be a good idea near the stone wall; Mr. Coleman added that trees in the storage building area would be too close to an existing gas line and

**Planning Commission
MINUTES - Regular Meeting**

**September 25, 2013
City of Hagerstown, Maryland**

overhead electric lines. Mr. Stone did not think it would be a problem if landscaping was not required. There is nothing there now and it would be unrealistic to require it based on how the building is located and the need for the road next to it. Mr. Wright said if landscaping can reasonably be included that would be great, but he did not want to require landscaping to a point that it might force GTS to scrub this project and move outside of City limits.

MOTION: (Stone/Wheeler) I'd make a motion that we approve it.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Adjourn: It was moved and seconded that the meeting adjourn at 7:25 p.m.

10/9/2013

Date



Debra C. Calhoun - Secretary