

**Planning Commission  
MINUTES – Regular Meeting**

**March 26, 2014  
City of Hagerstown, Maryland**

Douglas S. Wright, Jr., chair, called the meeting to order at 7:00 p.m., on Wednesday, March 26, 2014, in the Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker, 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; A. Rohrbaugh, Planner; and D. Calhoun, Secretary.

**REGULAR MEETING**

**Roll Call.**

All commission members were present.

**Approval of Minutes: February 26, 2014 – Regular Meeting.**

The minutes were not ready for approval.

**Bowman Hollyhock, LLC and 2003 Salem Avenue, LLC (Lots A and B) – Right-of-Way Dedication for Broadfording Road and Market Way, Final Plat, Case No. S-201-02.**

Staff Report: This subdivision applies to all that land within the triangle formed by Broadfording Road, Hollyhock Road, and Salem Avenue/on-ramp to southbound I-81. The lands consist of several parcels owned by the two corporations: Bowman Hollyhock, LLC and 2003 Salem Avenue, LLC (Fulton). The plat serves the following purposes:

- Erase all existing interior lot lines and reconfigure the tract into two lots roughly following the existing lot lines between the separate holdings. The southernmost lot will be held by Bowman and the northern lot will be held by Fulton.
- Dedicate right-of-way to the City of Hagerstown for the widening and improvement of Broadfording Road (Garland Groh Boulevard).
- Dedication right-of-way for a new public street (Middleway Drive) which will be located along the interior lot line between the two lots being created and bisect the tract. All access will be off of Middleway Drive and a driveway entrance where Hollyhock Road is located today.
- Absorb the right-of-way of Hollyhock Road into the Bowman lot. This right-of-way has been abandoned to Bowman by the Washington County Commissioners.

**Planning Commission  
MINUTES – Regular Meeting**

**March 26, 2014  
City of Hagerstown, Maryland**

There are site plans pending for both lots. Even though it is unusual for a plat to precede review and approval of site plans, this plat was forwarded to the commission because of the need to approve and record the plat due to the right-of-way dedications associated with imminent construction of the road widening on Broadfording Road (Garland Groh). Anticipating that the Commission will have concerns approving final plats for developments that it has not yet seen, a 98% drawing showing the planned development of the tract has been provided for orientation purposes. Fulton (Salem Avenue, LLC) plans to move quickly, so a site plan will be forthcoming in the immediate future.

There are no forest conservation easements on this plat, although forest conservation will apply to both developments. Addition of easements for forest conservation, if necessary, will be handled via a separate easement plat after site plans are reviewed and approved. Staff recommendation is approval, subject to a condition that approval does not guarantee approval of site plans as they appear in exhibits provided in support of this review. Each site plan will be reviewed on its own merits. The Fulton (Salem Avenue, LLC) site plan should be in front of the commission within the next two meetings.

Commission/Applicant Discussion: Mr. Wright noted that the Staff Report needs to be corrected to note that there is a right-in and right-out only which is not reflected correctly in the staff memo. The motion needs to reflect that. Staff noted that the proposed grocery store shown on the concept plan is too large to be permitted in the CG zoning district. Mr. Stone said the size of the store is fundamental because it is at odds with the zoning ordinance—the commission could consider a rezoning to CR (Commercial Regional). Ms. Maher said staff could research to see if the grocery store size limitations in the existing CG regulations are realistic; if not, the commission could entertain a text amendment.

The commission had questions concerning the notes on the Hollyhock right-of-way. Mr. Bockmiller said the idea is to be able to have shopping center to shopping center traffic rather than having motorists having to go back out on Garland Groh Boulevard. Commission was in favor of creating connectivity between the Shoppes at Hagerstown and the proposed shopping center. Dave Trostle of Frederick, Seibert & Associates, engineers for the project, stated that Bowman will build the entire road and be responsible for maintaining it. Uniwest has agreed to the connection.

There were concerns about the grade-level discrepancy between the proposed development and the existing houses. Mr. Trostle stated that once the grocery store develops, the existing houses will be removed. Mr. Bockmiller added that the houses are nonconforming uses.

Mr. Brubaker questioned the intersection at Middleway and Garland Groh Boulevard. He stated that a traffic signal will be necessary because of the two left turn lanes. In addition, the intersection is shown set back ten feet. He asked who will be responsible for the signalization.

**Planning Commission  
MINUTES – Regular Meeting**

**March 26, 2014  
City of Hagerstown, Maryland**

Jim Bender, Assistant City Engineer, stated that what is shown is the ultimate configuration of the intersection. The traffic signal will be installed once the warrants show a signal is needed. The second left turn lane will not be striped until the signal is installed. Mr. Bockmiller stated that the only thing that is being locked in is where the public street entrance will be located on Garland Groh.

Mr. Brubaker questioned why Middleway is a public street since there are a number of shopping centers where the access is the responsibility of the property owner. Mr. Bender stated that part of the reason is that there has been a long negotiation between the two property owners over how the whole thing will work. The solution that works best is to have Middleway serve as a short public street. It could have been private, but there are issues with that, such as lot frontages, utilities, easements. Mr. Trostle added that there was also the negotiation for the cost of building Broadfording Road and owners giving up property. It was felt that the best solution was for it to be a public road. Middleway will be a City-maintained road, but the City will not construct it.

Mr. Wright noted that on the cover sheet that there is no date line for the chair's signature and pointed out that there is a note on the plat with a timeline based on a date. The certificate of approval block needs to have a date line added.

Mr. Brubaker questioned whether the four-way intersection will work at the end of the public road. Mr. Bender stated that if the supermarket use develops on Bowman's use, it could be a large enough generator to affect the intersection's ability to handle the traffic. Originally Middleway was to be a three-lane road. There could be access issues. Middleway Road has been widened to accommodate the uses. During site plan review, when the Bowman site plan is submitted, the City will need to know the specific uses and traffic generation from the uses. Middleway is being designed and built by Fulton to be wide enough for four lanes. Mr. Bender added that they also talked about a roundabout in this location. By adding the fourth lane on the inbound leg, Mr. Bender believed it could work. His office will ask for proof once the use has been established.

**MOTION:** (Stone/Miller) I move to approve the plat with the following conditions: 1) the "fix" that Doug Wright noted concerning date line for the signature line; 2) the correction of the accompanying staff memo to reference the access point on Garland Groh Boulevard; and 3) it is understood that nothing shown in these draft drawings is in any way approved or accepted by the commission.

**DISCUSSION:** None.

**ACTION:** APPROVED (Abstain - Coleman)

**Planning Commission  
MINUTES – Regular Meeting**

**March 26, 2014  
City of Hagerstown, Maryland**

Mr. Wright noted that there is no sidewalk shown on the south side of Middleway Drive. He expects to see sidewalk in that location on the final layout at least as far back as the inner intersection. Concerning the traffic signal, Mr. Brubaker stated that he wants a signal at the intersection of Middleway and Garland Groh Boulevard sooner rather than later. Mr. Trostle stated that both developers have already agreed to share in the cost of the signal. Mr. Miller noted that there may be other issues with the distance between the signal at Salem Avenue and this new intersection.

**Complete Streets Presentation.**

Alex stated that the Planning and Code Administration Division and the Department of Parks and Engineering have partnered with Sabra Wang & Associates to study where “complete streets” could be installed in Hagerstown. “Complete streets” are designed for multiple users such as automobiles, bicyclists, pedestrians, and mass transit. The Complete Streets Initiative will analyze data on existing City streets and explore developing policies for implementing “complete streets” for new and existing streets, where appropriate. This study was paid for by the Engineering Department operating budget. Representatives from Sabra Wang will be meeting with the Planning Commission on April 9 to discuss complete streets.

A copy of the PowerPoint presentation is in the meeting file. The following points were discussed:

- City has constructed over 25,000 linear feet of new sidewalk over the last 15 years.
- Complete streets will not be feasible in all situations, and implementing “complete streets” on Franklin, Washington and Potomac will probably not work. Several of those streets are under State Highway Administration (SHA) control, and SHA has different views on where and how to install bike lanes.
- SHA will be paving U. S. 40 westbound from Eastern Boulevard to the City line in the west. The City Engineer’s office has not seen the striping plan yet, so he’s not sure about whether bike lanes will be included.
- Sabra Wang is currently working on a list of potential roads to be included in the “Complete Streets Initiative.”

**Planning Commission  
MINUTES – Regular Meeting**

**March 26, 2014  
City of Hagerstown, Maryland**

**Adjourn:** It was moved and seconded that the meeting adjourn at 8:08 p.m.

5/14/2014  
\_\_\_\_\_  
Approved

  
\_\_\_\_\_  
Debra C. Calhoun - Secretary