

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, September 25, 2014, in the Conference Room, Fourth Floor, City Hall. A roster of the members of the commission and the technical posts they fill are on file and available upon request. Also present were commission members L. Allen, C. Davis, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator, and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.

APPROVAL OF MINUTES – June 12, 2014

MOTION: (Wertman/Davis) I move we approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

130 Broadway – Rebecca Bensenhaver – Replace Garage Doors, Case No. HDC 2014-37.

33 West Franklin Street – Freedom Equity, LLC/Ken Berry – Replace Two Glass Entry Doors and Add a Third Door, Case No. HDC 2014-38.

21 South Potomac Street – City of Hagerstown – Interpretive Plaque, Case No. HDC 2014-39.

795 Hamilton Boulevard – David Gysberts – Roof Replacement, Case No. HDC 2014-40.

25 West Church Street – Hagerstown Fire Department – Sign, Case No. HDC 2014-42.

43 West Washington Street – City of Hagerstown/Parks and Engineering Department – Rear Door (Modification of Previously Approved Application), Case No. HDC 2014-43.

There were no objections or comments by the commission.

MOTION: (Davis/Wertman) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2014-37, 130 Broadway; HDC 2014-38, 33 West Franklin Street; HDC 2014-39, 21 South Potomac Street, and its associated grant application; HDC 2014-40, 795 Hamilton Boulevard; HDC 2014-42, 25 West Church Street; and HDC 2014-43, 43 West Washington Street, and their associated staff reports and recommendations and I have viewed the properties in question. The staff reports recommend approval of these applications as consistent with the applicable standards adopted by this

commission, and no one has appeared at this hearing with concerns about, issues with, or objections to these applications. Therefore, I move that this commission adopt the staff evaluations and recommendations in these cases as its own and grant Certificates of Appropriateness to the applicants for the cases I have just read and the grant application for HDC 2014-39.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

DESIGN REVIEW

None.

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

Economic Demolition Policy.

Mr. Gehr reported that the Planning Commission reviewed the proposed policy two weeks ago. There was some discussion which ultimately resulted in the Planning Commission asking for some minor amendments. Mr. Bockmiller distributed a copy of the amendments requested (meeting file).

Specifically, the Planning Commission had questions about business retention and how that would be handled. Mr. Bockmiller added that the City Attorney also had last-minute revisions which were determined to be in the best interests in protecting the process. Also, it was decided to move the “teeth” to a policy document over which the Planning Commission does not have any review or jurisdiction. When the amendments go before the Mayor and Council, those provisions (making sure plans are in place, it’s bonded, no hole in streetscape) will be adopted as a policy document or embedded in the Historic District Commission’s Design Guidelines. The Mayor and Council must review and approve changes to the Design Guidelines.

**Historic District Commission
MINUTES**

**September 25, 2014
City of Hagerstown, Maryland**

Mr. Bockmiller reminded the Historic District Commission that this is part of a larger packet of Land Management Code amendments. When this policy change goes to public review meeting, it will be part of a larger document. Once the Planning Commission is comfortable with all of the amendments, a public review meeting will be scheduled to provide testimony. After the Planning Commission takes testimony, it will make a recommendation to the Mayor and City Council and the public input process is repeated. Once taken to the Mayor and Council, staff will present the Design Guidelines or policy document. Staff anticipates this will happen sometime in January 2015. Mr. Gehr questioned whether red flags will be raised by taking the Design Guidelines back to the Mayor and Council. Mr. Bockmiller did not foresee any pushback, except for some members of the Council that might believe this language is too loose. Mr. Bockmiller feels the changes can be justified. There are major compromises but we need these protections.

ANNOUNCEMENTS

- Ms. Davis announced that she will be unable to attend the October 23 meeting.

ADJOURN

It was moved and seconded that the meeting adjourn (4:52 p.m.).

12/11/2014

Approved



Debra C. Calhoun – Secretary