

James W. Stone, vice chair, called the meeting to order at 4:07 p.m., on Wednesday, May 13, 2015, in the Conference Room, Fourth Floor, City Hall. Also present were commission members R. Campbell, 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.

Approval of Minutes: March 25, 2015 – Regular Meeting.

MOTION: (Wheeler/Campbell) I move approval of the minutes.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

City of Hagerstown – 276 East Memorial Boulevard – Stormwater Management Improvements, Site Plan, Case No. ZS-2015-02.

Staff Report: This site plan is for stormwater management retrofits in the northern portion of Hager Park, south of the City Light shed and west of the Hagerstown Spring Works site. It involves grading and installation of piping. Leyland Cypress trees will be installed along the northern property line. Existing trees between the project area and the balance of the park will be protected and retained. The disturbed area is 0.9 acres; site is zero percent impervious and no increase in that amount is proposed. The Forest Conservation Ordinance does not apply to this application.

The plan was routed for review and all agencies have approved it. Staff recommended approval.

Applicant/Commission Discussion: Mr. Thomas questioned the flooding history of this area. Jim Bender, Assistant City Engineer, explained that water will be captured from the City's Central Maintenance Garage property (and other impervious areas), treated, and sent to Town Run. These improvements will not affect flooding conditions at Municipal Stadium. There is not much that can be done with the Town Run issue due to site constraints between the Hagerstown Spring Works property and the Stadium.

MOTION: (Wheeler/Thomas) I'll make a motion to approve the site plan.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

City of Hagerstown – One Clean Water Circle – Stormwater Management Facility, Site Plan, Case No. ZS-2015-03.

Staff Report: (See staff report in meeting file.) This site plan is for a stormwater management bio-retention area in the lawn area between the Water and Wastewater offices on the south side of Clean Water Circle and Frederick Street. The project involves grading and installation of piping and removal of several trees. Given the topography the retention area will be marginally noticeable from surrounding streets. The top of the low berm will be approximately 60 feet from Frederick Street. Two Red Maple trees will be installed near Frederick Street. This site is zero percent impervious and no increase in that amount is proposed. Forest Conservation Ordinance requirements do not apply to this property.

The plan was routed for review and all agencies have approved it. Staff recommended approval.

Applicant/Commission Discussion: Mr. Bender provided examples of a similar bio-retention area beside Capital One at the Centre at Antietam.

MOTION: (Campbell/Wheeler) I move for approval.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Long Meadow Shopping Center Sears Building Rehabilitation – 1591 Potomac Avenue – Sketch Plan for Stormwater Management and Design Waivers.

(Staff memo is in the meeting file.) The applicant proposes to rehabilitate the former Sears building to contain shops on the lower level and offices on the upper level. The northern façade will be partially demolished and reconstructed with recessed storefronts, using the cantilevered second floor as an overhang covering the pedestrian way in front of the storefronts. A new stair tower will be constructed on the west wall (facing McDonalds) and another on the northeast corner of the building (adjacent to Potomac Avenue). The one-story portions of the building will be demolished. This will result in some reconfiguration of the parking immediately adjacent to the building.

Stormwater Management Approach (analysis submitted by City Engineer):

“FB Hagerstown LLC has submitted a development plan for modifications to the former Sears building site at the Longmeadow Shopping Center. The plan indicates that the building will be modified to accommodate proposed future uses, and some of the existing parking areas around the building will be reconfigured to serve the new building layout. The City’s stormwater management ordinance categorizes this proposal as a ‘redevelopment’ plan.

“In 2006 site improvements were constructed at various locations around the Longmeadow Shopping Center. Under that plan, a large underground stormwater management detention facility was installed in the center’s parking field to provide management for the runoff from the site. However, because new stormwater management regulations were adopted in 2010, additional stormwater controls are now required for the proposed work at the former Sears site.

“The applicant proposes to install a stormwater filter (a “Filterra” unit) in the center’s parking field to capture and treat runoff. Given the constraints at the shopping center property and the computations that were submitted with the concept plan, staff believes that the proposed stormwater filter will comply with the City’s ordinance. Staff will review detailed design plans and computations when site development plans are submitted for approval.”

Site Features:

The development involves adaptation of an existing building to bring it back into service. Two stair towers will be constructed, as well as an outdoor seating area. The location and nature of the existing building is such that it is the principal site feature that will impact the development. There are no rock outcrops, forest, wetland, or other physical site features that impact development.

Waivers:

The site features influence site design. The applicant has requested two design waivers driven by the configuration of existing parking and the proposed overhang nature of the storefront area which will create difficulties in creating the required six-foot planting area along the storefront area. Staff recommended approval of the applicant’s waiver requests.

Applicant/Commission Discussion: Mr. Thomas observed that several parking spaces will be gained once the one-story addition is removed. Stephen Cvijanovich, Fox & Associates, engineer for the project, explained the retail services corridor access door on the west side by Northern Avenue and answered questions about the existing underground stormwater management facility to the north of the CVS Pharmacy. Commission members discussed prior re-use concepts for the old Sears building. Mr. Cvijanovich explained there are no plans at this time that will affect the Northern Avenue entrance but they are looking at the pylon sign. Mr. Campbell observed that the new architectural elevations are contemporary and attractive. Mr. Stone believed that the Northern Avenue entrance should be upgraded as part of the site plan. Ms. Wheeler agreed that area between McDonald’s and the former Sears building could use an upgrade, too. Mr. Cvijanovich stated that he would take this suggestion to the developer.

Concerning the Waiver Requests:

MOTION: (Campbell/Thomas) I motion to approve both design waivers.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Concerning the ESD Concept Plan:

Mr. Cvijanovich explained the filtration unit planned for the parking field in front of the Long Meadow Cleaners.

MOTION: (Wheeler/Campbell) I'll make that motion (to approve the stormwater management approach and concept plan).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

**Washington County Board of Education School Bus Facility –
Commonwealth Avenue – Sketch Plan for Stormwater Management
and Express Procedure Forest Stand Delineation.**

(Staff memo is in the meeting file.) The applicant proposes to restripe the existing paving—which is primarily used for existing school bus storage and a small amount of vehicle parking—to reconfigure the lot for school bus storage. The proposed restriping of existing paving does not require a site plan.

This area was previously occupied by a building (recently demolished) and will be improved with a vehicle parking lot. The disturbed area is 2.2 acres. The disturbed area for the new parking lot is almost entirely interior to the site, meaning peripheral landscaping intended to buffer the lot from adjacent properties is largely not applicable, although interior landscaping would be applicable.

Storm Water Management Approach (analysis submitted by City Engineer):

“The Washington County Board of Education [WCBOE] submitted an Environmental Site Design Concept Plan for stormwater management at their site at 823 Commonwealth Avenue. This site was the former administrative headquarters for WCBOE; the majority of that facility was demolished, and they plan to construct a reconfigured parking area within the footprint of the demolition area. According to the City's Stormwater Management Ordinance, this plan is categorized as a ‘redevelopment’ project. As such, WCBOE would need to reduce the impervious surface coverage of their site by 50%, or they need to provide stormwater management. This plan does not achieve the 50% impervious reduction, so they are proposing to construct a small bio-retention facility to

manage runoff from the site. Given the nature of the proposed development, and the fact that they are significantly reducing the overall impervious coverage at the site, we feel that this conceptual design meets the intent of the Stormwater Management Ordinance. Final design plans and computations for the bio-retention area will be reviewed when site development plans are submitted.”

Site Features:

The development involves an existing, heavily developed site and the majority of the proposed development is to the interior of the site. There is no extreme topography, but there is some rock outcrop along Commonwealth Avenue. There is little landscaping across the front of the property. The bus storage area is paved nearly to the front property line. With the restriping (not subject to site plan requirement), the nearest bus stored along Commonwealth Avenue will be at least 12 feet farther from the street than the current configuration.

Staff has informed the design engineer that landscaping per the ordinance will be required in the newly expanded lawn area in the center front of the site in an attempt to bring the site closer to conformance with current parking lot landscaping standards when the site plan is submitted. Staff reserves the right to make further comment during the site plan process.

Waivers:

No need for waivers has been identified at this time. Automobile parking in the existing bus storage area along Commonwealth will be reoriented 90 degrees and this should be discussed by the Commission whether this would trigger a waiver requirement for a landscaped island in the front, left corner of the bus area. This is going to occur on existing pavement and is already the location of existing automobile parking spaces. Street view photography shows this area has also been used for bus parking.

Applicant/Commission Discussion: Rob Holmes of Frederick, Seibert & Associates, engineers for the project, explained the planned bus circulation through the site. The new parking area has been earmarked for bus drivers’ personal vehicles. Mr. Stone asked about sidewalks on Commonwealth Avenue. Mr. Bender said the Industrial Park is one of the areas not recommended by the Mayor and City Council for sidewalks. Mr. Stone indicated that he believes the commission will want some small-scale landscaping in front of the bus parking fence. The commission felt an island of landscaping inside the fence would not be appropriate; however, it would like to see landscaping in the triangle outside the fence. It was the consensus of the commission that a waiver request would not be necessary for the landscaped island near the street.

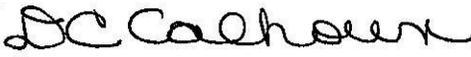
Stormwater Management Concept Plan:

MOTION: (Campbell/Wheeler) I'll motion for approval (of the stormwater concept plan).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Adjourn.

It was moved and seconded that the meeting adjourn (5:12 p.m.).

7/8/2015
Approved


Debra C. Calhoun - Secretary