

**Planning Commission  
MINUTES – Special Meeting**

**July 22, 2015  
City of Hagerstown, Maryland**

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Douglas S. Wright, Jr., chair, called the meeting to order at 7:00 p.m., on Wednesday, July 22, 2015, in the Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker, R. Campbell, 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; and D. Calhoun, Secretary.

**REGULAR MEETING**

**Roll Call.**

All commission members were present.

**Approval of Minutes:**

May 27, 2015 – Regular Meeting.

June 10, 2015 – Workshop Meeting.

**MOTION:** (Campbell/Miller) I make a motion to approve the minutes.

**DISCUSSION:** Mr. Stone questioned the June 10 minutes that reflected he was absent. He thought he was at the meeting; Mr. Wright recalled that Mr. Stone was absent for that meeting.

**ACTION:** APPROVED (ABSTAIN – Stone, Wheeler)

**Washington County Board of Education – 820 Commonwealth Avenue – Parking Lot Expansion, Site Plan, Case No. ZS-2015-07; and Forest Conservation Plan, Case No. FC-2015-01.**

Staff Report: The applicant proposes to restripe existing paving—mostly existing school bus storage and a small amount of vehicle parking—to reconfigure school bus storage. This does not require a site plan. The area previously occupied by a building which was recently demolished will be improved with a vehicle parking lot. Disturbed area is 2.2 acres. The new parking lot is almost entirely interior to the site, meaning peripheral landscaping intended to buffer the lot from adjacent properties does not apply for the most part, although interior landscaping requirements are applicable. A landscaping plan is attached to the staff report in the meeting file.

Concerning the forest conservation plan, the original plan showed 12 hornbeam trees. During review of the plan staff requested that the trees selected be divided equally between two different tree species in case of disease or blight. The applicant agreed and in order to meet forest conservation requirements, the applicant proposes to install six hornbeam trees and six hedge maples along Commonwealth Avenue for street tree credit (six in the street right-of-way and six that would be on Board of Education property that would require protective easements). The balance of the requirement would be met with a fee-in-lieu contribution.

This plan was routed for review and all agencies have approved with the exception of the Hagerstown Police Department and the Planning and Code Administration Division. Staff recommended approval, subject to revisions to the fee-in-lieu calculations due to selecting a second street tree species; an easement being placed on the street trees for maintenance; and final details of the lighting plan being approved by the Hagerstown Police Department. The original proposal was for less than one foot candle, and the Police Department is requiring a minimum of one foot candle.

Commission/Applicant Discussion: Mr. Miller questioned the choice of hornbeams for six of the street trees. He pointed out that this species requires deep acidic soil, partial shade, and is not drought tolerant. These trees do not grow very tall and will require quite a bit of TLC in order to be successful in this location. Mr. Bockmiller stated that this species was specifically selected because of the overhead utility lines. Steve Zoretich of Frederick, Seibert & Associates explained that they had another tree selected but the Maryland Department of Natural Resources said there is a blight on those trees. The City will be removing that species from its approved street tree list.

**MOTION:** (Wheeler/Thomas) I'll make a motion to approve the site plan and the forest conservation plan, contingent upon satisfaction of the outstanding Planning and Police Department comments and an easement for maintenance of the street trees.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**Adjourn.** It was moved and seconded that the meeting adjourn (7:10 p.m.)

8/12/2015  
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Approved

  
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Debra C. Calhoun - Secretary