

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 2, 2010**

The Washington County Planning Commission held its regular meeting on Monday, August 2, 2010 at 6:00 p.m. in the Washington County Court House, Room 1, 95 West Washington Street, Hagerstown, Maryland.

Members present were: Chairman George Anikis, Terry Reiber, Clint Wiley, Andrew Bowen, Linda (Parrish) Kelly, Sam Ecker and Ex-Officio James F. Kercheval. Staff members present were: Planning Director Michael C. Thompson, Chief Planners Stephen Goodrich and Timothy A. Lung, Senior Planner Misty Wagner-Grillo, Environmental Land Planner Bill Stachoviak and Administrative Assistant Debra Eckard.

CALL TO ORDER

Chairman George Anikis called the meeting to order at 6:00 p.m.

MINUTES

Mr. Reiber made a motion to approve the minutes of the July 12, 2010 regular Planning Commission meeting as amended. Seconded by Mr. Kercheval. The motion passed with Mr. Reiber, Mr. Kercheval, Mr. Ecker, Ms. Kelly, and Mr. Bowen voting "Aye" and Mr. Wiley abstained (due to his absence at the July 12th meeting).

NEW BUSINESS

- SITE PLANS

Knob Hall Winery (SP-10-024)

Ms. Wagner-Grillo presented for review and approval a site plan for Knob Hall Winery located along the north side of Barnhart Road on approximately 173.05 acres of land. The property is currently zoned A(R) – Agricultural Rural. The applicant is proposing a 3,360 square foot wine production building with two employees. Hours of operation will be Monday through Saturday, 10:00 a.m. to 5:00 p.m. The winery retail area will be located in the existing barn, which is approximately 4,335 square feet. The hours of operation will be Monday through Sunday, 10:00 a.m. to 6:00 p.m., with 3 to 5 employees. A 16 x 20-foot stage is proposed for special events that will take place during the months of April through November. A maximum of 20 events per season will be permitted. Events will be scheduled during the hours of 10:00 a.m. to 8:00 p.m. The total parking required is 129 spaces and 130 spaces will be provided. There will be 9 paved spaces around the production building and the existing barn and 120 overflow spaces will be provided for special events. One sign on the existing barn and one free-standing 50-square foot sign 8-feet in height is proposed. Building mounted motion detected lighting is proposed on the buildings and temporary lighting will be provided for special events. Box trucks will make monthly deliveries to the production building and the existing barn. Catering trucks are anticipated during special events. The site is served by private well and septic. Storm water management will be handled by on-site mechanisms. Forest Conservation requirements will be met by retaining ½-acre of existing forest on the remaining lands, which currently contain a forest retention area from the subdivision of lots 1-5. Some road improvements will be made on Faith Road to the entrance of the winery. All agency approvals have been received.

Discussion and Comments: Mr. Anikis asked if a footpath would be provided (off the road) from the north parking lot adjacent to the road to the special events area. Mr. Seibert, the owner, stated that the referenced parking lot is not for special events but for access to the barn. However, a path will be provided.

Motion and Vote: Mr. Reiber made a motion to approve the site plan as presented. Seconded by Mr. Wiley. Unanimously approved.

OTHER BUSINESS

Solid Waste Management and Recycling Plan

Mr. Stachoviak presented for review and a recommendation the Draft Solid Waste Management and Recycling Plan, which is a 10-year plan (2011-2021). The Solid Waste Management and Recycling Plan is one of several functioning plans required to be submitted to the State of Maryland on a periodic basis to coordinate specific actions and provide guidance for policies in the County's Comprehensive Plan. The goals, objectives and policies for solid waste management in Washington County are part of the overall goals discussed in the County's 2002 Comprehensive Plan. Mr. Stachoviak briefly reviewed the overall goals with the Commission. One specific objective to achieve Goal # 3 in the Comp Plan is to encourage recycling and resource conservation. The purpose of the Solid Waste Management and Recycling Plan is to establish County solid waste management and recycling policies, develop comprehensive goals relative to solid waste management and recycling through anticipation of future needs, address solid waste issues within the County and develop effective current and long range solid waste management and recycling plans and the intended related procedures. Mr. Stachoviak explained the process for developing the new plan and stated that a number of public input meetings were held in May 2009 in Boonsboro, Hancock, Smithsburg and Hagerstown with a total of approximately 35 citizens in attendance. The County's Solid Waste Department provided review and significant information in preparing the plan. The Draft Plan was advertised for a 60-day review period in February 2010 and sent to County agencies,

the City of Hagerstown, Maryland Department of the Environment, each of the municipalities, the Public Works Department, Solid Waste Advisory Committee, and the County Commissioners. Copies were also available for review at the public libraries and on the County website. Written comments were received and addressed in the Plan. The new plan updates data on recycling issues and waste flow from the previous 10-year plan and provides new information and the estimated life of the 40 West Landfill site.

Discussion and Comments: Mr. Stachoviak noted that the Maryland Department of the Environment requires an update every 3 years. Mr. Bowen made an inquiry regarding the useful life expectancy of the landfill. Mr. Stachoviak stated that the current estimated landfill life based on the current fill rate is approximately 55 years.

Mr. Reiber stated his opinion that there is not enough emphasis being put on recycling in the County. Mr. Stachoviak explained that the Plan is a framework to obtain the goals of the County in the next 10-years. The Plan does not detail how the goal should be accomplished. Mr. Reiber asked about the current recycling percentages. Mr. Stachoviak stated that current recycling is at 32%.

Mr. Kercheval expressed his opinion that the document gives many facts and figures, provides links to the Comp Plan and meets the requirements set forth by the State; however, it is not user-friendly. He briefly described a few of the recycling programs that the County has initiated. Mr. Kercheval stated that the County Commissioners have discussed a curb-side recycling program; however, the costs involved outweigh the benefits received. He suggested simplifying readability of the document by highlighting important points in each chapter. Mr. Stachoviak suggested that Staff prepare an Executive Summary that could be understood more easily.

Mr. Ecker asked how many acres are currently being used at the landfill out of the total 227-acres. Mr. Stachoviak estimated that approximately 50-acres are currently being used. Mr. Kercheval noted that the estimated life of the landfill will be determined by the rate of development.

Ms. Kelly requested that the Planning Commission receive copies of the public comment that has been received to date.

Mr. Anikis expressed his opinion that the \$8.00 fee charged for the drop-off of electronics is discouraging recycling efforts. Mr. Stachoviak noted that there are other options for disposing of electronics, such as Best Buy. Mr. Anikis made an inquiry regarding construction waste that is taken to the landfill and asked if contractors are charged the same fees as citizens who drop-off recyclables. Mr. Kercheval stated that there are different rates for building debris, higher rates for more weight versus less volume, etc. Mr. Anikis expressed his opinion that the County should have provisions for disposing of paint, paint thinner, etc. He expressed his concern that the recycling bins placed around the County at various locations should be increased or the frequency of pick-ups should be increased. He noted that several locations where bins are placed are often full and overflowing. Mr. Kercheval stated that a new Recycling Director will be hired in the near future and noted that the job description for this position has been changed to include more availability of workers during peak recycling times (such as weekends). He talked briefly about the fees that are charged for recycling and why the County collects those fees.

Ms. Kelly expressed her opinion that a link should be available on the County's main webpage to direct citizens where to take recyclables. She believes that it is too difficult and time consuming for people to research the places where the various recyclables can be disposed of. Mr. Stachoviak stated there is a link from the County Landfill's website listing public and private locations for disposing of recyclables. He suggested setting up the link from the County's main webpage in addition to the Landfill's website.

Motion and Vote: Mr. Reiber made a motion to recommend to the BOCC that the Solid Waste Management and Recycling Plan is consistent with the County's Comprehensive Plan and that all comments made by Planning Commission members be forwarded to the County Commissioners. Seconded by Mr. Ecker. The motion passed unanimously with Mr. Kercheval abstaining from the vote.

UGA Rezoning Public Information Meeting

Mr. Goodrich stated that the second public information meeting for the proposed comprehensive rezoning of the UGA was held on July 21st at Springfield Middle School in Williamsport. A presentation of the current rezoning proposal was made to approximately 25 people and a brief session was held with Staff for individuals to ask questions regarding the proposed zoning on their property. Mr. Goodrich briefly reviewed the major points of concern expressed by those in attendance at the meeting.

- Animal husbandry facilities being limited or prohibited in the UGA
- The 5-mile radius for hazardous wildlife around the Airport, including discussions regarding the FAA and/or Airport Director's authority
- The large area of proposed Planned Industrial zoning around the Huyetts area currently zoned Agriculture
- Transferable Development Rights

There was a brief discussion regarding comments made by the City of Hagerstown in response to the proposed zoning changes and whether the Planning Commission should hold another workshop to discuss changes to the rezoning proposal prior to public hearings. Each member expressed their opinion regarding the need for a workshop and changing the document prior to public hearings being held. After each member expressed their opinion, it was decided that a workshop would be held prior to the public hearings. A date will be decided following the public rezoning meeting.

UPCOMING MEETINGS

1. Monday, August 30, 2010, 7:00 p.m., Joint Public Hearing with the Board of County Commissioners, Washington County Court House, Room 1, 95 West Washington Street, Hagerstown

ADJOURNMENT

Mr. Bowen made a motion to adjourn the regular meeting at 6:58 p.m. Seconded by Mr. Reiber. So ordered.

Respectfully submitted,

George Anikis, Chairman