

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
November 1, 2010**

The Washington County Planning Commission held its regular meeting on Monday, November 1, 2010 at 7:00 p.m. in the Washington County Administrative Annex, 80 West Baltimore 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 Planner Timothy A. Lung, Senior Planner Lisa Kelly, and Administrative Assistant Debra Eckard.

**CALL TO ORDER**

Chairman George Anikis called the meeting to order at 7:00 p.m.

**NEW BUSINESS**

**- MODIFICATIONS**

**Griffith Farms LLC (SV-10-012)**

Ms. Kelly presented for review and approval a modification request for Griffith Farms LLC, which is proposing a 40 lot single-family subdivision located along the southwest side of Monroe Road near Boonsboro. The property is currently zoned Agricultural (Rural). The developer is proposing to remove a short cul-de-sac and replace it with two panhandle lots [each panhandle would be 131 feet in length] as requested by the Washington County Land Engineering Department. The Subdivision Ordinance requirements set forth in Section 405.11.G.2 allows four panhandles per development; however, per the Engineering Department's recommendation, this would create six panhandle lots. The Engineering Department does not believe that building the cul-de-sac, which would be maintained by the County, would be cost effective. Also, they commented that Lots 34 and 37 should each have their own driveway and should not share a driveway with Lots 35 and 36.

**Discussion:** There was a brief discussion regarding the placement of the driveways and interference with the septic fields for each lot. Ms. Kelly pointed out each septic field on the plat provided by the consultant and stated that there could be other configurations. Mr. Schreiber of Frederick, Seibert & Associates, the consultant, stated that the developer would prefer to have one driveway serving all four lots [to provide a street appearance]. He suggested that Lots 34 and 35 share a common driveway along the property line as well as Lots 36 and 37. He noted that the septic areas could be moved if needed. Ms. Kelly noted that the plat was reviewed by Emergency Services and comments were received from the Director Kevin Lewis. Emergency Services expressed concern regarding the length of the panhandles and the width of the driveways. Mr. Lewis stated that there should be a minimum of 20-feet of unobstructed width with a 13-foot vertical clearance for access to the lots.

Mr. Reiber asked if there would be a deeded right-of-way for the common entrance. Mr. Schreiber stated that a preliminary draft of the easements has been prepared. Mr. Reiber expressed his concern with regard to adequate access for emergency service vehicles to each property. He questioned the deviation from County requirements for a cul-de-sac with the replacement of panhandles. Mr. Kercheval expressed his opinion that the maintenance of a small public road for four lots would not be cost effective for the County. Mr. Ecker suggested that the two driveways be placed side by side in order to establish the 25-foot width recommended for emergency service vehicles. Mr. Bowen stated he has no objection to the panhandles; however, he understands Mr. Reiber's concerns with regard to access for emergency services.

Mr. Kercheval stated that he has no objection to the proposed panhandles because he believes it would be better for the County [without maintenance of a cul-de-sac]. He expressed his concern with regard to the development being served by well and septic when it is located adjacent to the Town of Boonsboro's sewer plant where health safety issues have been a concern in the area and other residents have been required to acquire public water and sewer. Mr. Schreiber noted there is a problem with annexation into the Town of Boonsboro. Mr. Lung stated that this property is located within the County's designated growth area and is zoned Agriculture [not Agricultural (Rural) as noted in the application]. He noted that the Town of Boonsboro modified its Comprehensive Plan and moved the property outside of its designated growth area. The Town of Boonsboro has reviewed the proposed development and sent comments to Staff stating that the Town is not interested in annexing the property and providing water and sewer services to it. Therefore, the proposed development must be served by well and septic.

Ms. (Parrish) Kelly expressed her concern with regard to the combined length of the panhandle and driveway serving the lots and turn around areas for emergency vehicles. Ms. Kelly stated that Emergency Services indicated that if the travel distance is in excess of 300-feet in length, a turn around would be requested to allow for better ingress and egress. There was a brief discussion regarding the design of a turn around area for emergency vehicles and various options that the developer would be able to incorporate in his plans.

**Motion and Vote:** Mr. Reiber made a motion to approve the modification as requested contingent upon the panhandles meeting the standards set forth by Emergency Services for adequate ingress and egress [especially for Lots 35 and 36]. Seconded by Ms. (Parrish) Kelly. Unanimously approved.

**- Diakon Lutheran Social Ministries (SV-10-013)**

Mr. Lung presented for review and approval a modification request from Subdivision Ordinance Section 405.11.B, which requires that all new lots have a minimum of 25-foot public road frontage. Diakon Lutheran Ministries owns approximately 222-acres of property located along the northeast side of Medical Campus Road, which is currently zoned RS – Residential Suburban. The applicant is proposing to subdivide 50-acres from the 222-acre tract to retain with their existing holdings (a retirement community). Diakon is currently negotiating the sale of the remaining acreage with the Hagerstown-Washington County Industrial Foundation (CHIEF). Mr. Lung explained that the 222-acre parcel currently has only 25-foot of public road frontage from Medical Campus Road that will be retained with the 50-acre tract. There is a recorded easement for the extension of Yale Drive into the remaining lands. Public road frontage to the remaining lands is proposed in the future. Mr. Lung stated that the Washington County Land Development Engineering Department and Planning Department staffs have no objection to the modification at this time.

**Discussion and Comments:** Mr. Thompson noted that Mr. Kroboth of the Washington County Department of Public Works has been working on plans to extend road frontage to the remaining lands at possibly two locations, Hagerstown Community College and Varsity Lane in the Rosewood PUD. There was a brief discussion regarding the proposed plans for road frontage.

**Motion and Vote:** Mr. Bowen made a motion to approve the modification request as presented. Seconded by Mr. Wiley. Unanimously approved.

**OTHER BUSINESS**

**Monocacy Ringgold Carroll Power Line Conversion Project**

Mr. Thompson presented information regarding the Monocacy Ringgold Carroll transmission line that runs through Frederick, Washington and Carroll counties. Under Section 4.8 of the Zoning Ordinance, overhead electric transmission lines of 69.0 kv or more shall be submitted, before beginning construction, to the Planning Commission for review. He noted that an application has been filed to increase the transmission line from 138 kv to 230 kv. Single metal poles will be used, which are approximately 28-foot higher than the current wooden structures. A schedule for review of the application before the Public Services Commission will begin on February 4, 2011 and hearings will be held March 22<sup>nd</sup> thru 25<sup>th</sup> in each of the three counties.

**Comments and Discussion:** Mr. Anikis asked if the taller poles would have a negative impact on the historic structures within the viewshed of the transmission lines. Mr. Thompson stated that staff indicated the historic structures within a ½ mile radius of the transmission line path. Ms. (Parrish) Kelly expressed concern regarding any developments in the area and the radiation levels the lines would produce. No formal action is required and the Commission did not see a reason to submit further comments. Staff will continue to track in the event something changes.

**ADJOURNMENT**

Mr. Bowen made a motion to adjourn the meeting at 7:48 p.m. Seconded by Mr. Reiber. So ordered.

Respectfully submitted,

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George Anikis, Chairman