

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
December 6, 2010**

The Washington County Planning Commission held its regular meeting on Monday, December 6, 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 Planners Timothy A. Lung and Stephen Goodrich, Senior Planner Misty Wagner-Grillo, and Administrative Assistant Debra Eckard.

CALL TO ORDER

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

MINUTES

Mr. Reiber made a motion to approve the minutes of the August 16, 2010 Planning Commission Workshop meeting, the August 30, 2010 regular Planning Commission meeting, the October 25, 2010 regular Planning Commission meeting, and the November 1, 2010 regular Planning Commission meeting as presented. Second by Ms. Kelly. Unanimously approved.

NEW BUSINESS

- SITE PLANS

Shah Investments (SP-10-034)

Ms. Wagner-Grillo presented for review and approval a site plan for Shah Investments for property located along Oak Ridge Place. The applicant is proposing a 6,000 square foot research and development office/warehouse on 2.67 acres of property currently zoned IT – Industrial Transitional. The hours of operation will be Monday through Friday 7:00 a.m. to 7:00 p.m. with 6 employees. Site lighting will be provided by building mounted lights. A photometric plan was completed showing minimal light trespass on adjacent roadways and buildings. The proposed signage will be building mounted. Daily box truck deliveries are proposed. Six parking spaces are required and 10 parking spaces will be provided. Forest conservation requirements will be met through a 0.59 acre conservation easement on existing forest located on the property and a payment in lieu in the amount of \$392.04. Landscaping will consist of a mixture of trees and shrubs around the building. Approval from the Washington County Land Development Engineering Department is pending; all other agency approvals have been received.

Discussion and comments: Mr. Kercheval asked if there was public water or a well to serve the property. Ms. Wagner-Grillo stated that well and septic serve the property.

Motion and Vote: Mr. Bowen made a motion to approve the site plan contingent upon final approval from the Washington County Land Development Engineering Department. Second by Mr. Reiber. Unanimously approved.

OTHER BUSINESS

Ms. Wagner-Grillo presented for review and approval a revision to the site plan for Dual Crossing located at the intersection of Mt. Aetna Road and US Route 40. The site plan was approved in July 2009 with a proposal that all solid waste would be collected inside the building. The developer is now requesting an outside dumpster on the property to be located near the transformer in the northeast corner. A site plan previously presented for a fast food restaurant on the same property proposed a dumpster in this same location, which the Planning Commission did not approve and asked the developer to move. The current consultant on this project, Frederick, Seibert & Associates, was made aware of this requirement and the dumpster location was moved.

Discussion and Comments: Mr. Wiley stated that the Planning Commission was concerned with the dumpster in the northeast corner due to the close proximity to residences. Mr. Schreiber, a representative of Frederick, Seibert & Associates, stated that most documents at the proposed bank would be shredded and would be picked up during the day. He believes that trash pickup would be less frequent for the proposed bank than for a fast food restaurant. Mr. Wiley expressed his opinion that the frequency of trash pickup is not the issue but rather the potential for noise in the middle of the night. Mr. Anikis asked what has changed in the design of the building that now requires an outdoor trash facility. Mr. Schreiber stated that the building was to be LEED certified; however, as the development of the building has occurred, the building cannot be LEED certified. It is now a matter of convenience to have the trash facility outside of the building. There was a brief discussion regarding various locations for the dumpster and time limitations for trash removal.

Motion and Vote: Mr. Bowen made a motion to approve the revision to the site plan to locate the dumpster in the northeast corner of the property [next to the transformer] with restrictions that no trash will be picked up between the hours of 11:00 p.m. to 6:00 a.m. Second by Mr. Reiber. The motion passed with Mr. Bowen, Mr. Reiber, Mr. Kercheval, Mr. Ecker and Mr. Wiley voting "Aye" and Ms. Kelly voting "No".

Motion: Mr. Reiber made a motion to recess the regular Planning Commission meeting at 7:20 p.m. to continue discussions of the comprehensive rezoning of the Urban Growth Area and to reconvene the regular meeting following the workshop. Second by Mr. Bowen. Unanimously approved.

Mr. Anikis reconvened the regular Planning Commission meeting at 8:10 p.m.

Urban Growth Area Rezoning Recommendation

Mr. Reiber made a motion to recommend to the Board of County Commissioners adoption of the Urban Growth Area comprehensive rezoning with all zoning and text changes and recommendations made by the Planning Commission and that the ORI (Office, Research & Industry) district include additional Performance Standards as recommended in a formal request from Mountainside Teleport and also to include the 650-foot restricted radius from the boundary of existing or planned teleports. Second by Ms. Kelly. Unanimously approved with Mr. Kercheval abstaining from the vote.

Mr. Anikis announced that Ms. Kelly has tendered her resignation from the Planning Commission. He also announced that this is Commissioner Kercheval's last meeting. Mr. Thompson presented a Certificate of Appreciation to Commissioner Kercheval for his years of service as the BOCC Ex-Officio and to Ms. Kelly for her years of service as a Planning Commission member.

ADJOURNMENT

Mr. Bowen made a motion to adjourn the meeting at 8:20 p.m. Second by Mr. Reiber. So ordered.

Respectfully submitted,

Terry Reiber, Vice-Chairman