

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 6, 2006**

The Washington County Planning Commission held its regular meeting on Monday, February 6, 2006, in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown.

Members present were: Vice Chairman R. Ben Clopper, Linda Parrish, Bernard Moser, George Anikis, Terry Reiber, and Ex-Officio James F. Kercheval. Staff members present were: Planning Director Michael C. Thompson, Chief Senior Planner Stephen T. Goodrich, Chief Planner Timothy A. Lung, Senior Planners Lisa Kelly Pietro and Misty Wagner-Grillo, and Administrative Assistant Debra S. Eckard.

**CALL TO ORDER**

Vice Chairman R. Ben Clopper called the meeting to order at 7:00 p.m.

**COMMENTS**

Mr. Thompson announced that Mr. Anikis has been re-appointed to the Planning Commission for a second term by the Board of County Commissioners.

Mr. Thompson brought the following request to the Planning Commission. During the January 9, 2006 meeting, the Planning Commission reviewed a Forest Conservation Mitigation request from Richard McCleary. Mr. McCleary's request was to make a payment in lieu of to meet the Forest Conservation requirement for forest that was accidentally cleared on the site of Parker Plastics located along Western Maryland Parkway. The Planning Commission denied the request for payment in lieu and directed Mr. McCleary to replant the trees on site in the area that was cut and recommended payment of the non-compliance penalty of \$.30 per square foot as permitted by the Forest Conservation Ordinance. A letter was sent to Mr. McCleary outlining the Planning Commission's decision. Staff has received a letter from Mr. McCleary's project manager requesting time during the March Planning Commission meeting to address the Commission to explain how and why the mistake occurred and to discuss the terms of the mitigation. After a brief discussion and hearing opposing views of the Commission members, Mr. Clopper felt that Mr. McCleary or his representative should be permitted to present a brief explanation at the March 6, 2006 meeting. The Commission also requested, in writing from the County Attorney, if the replanting could be required at a 2 to 1 ratio.

Mr. Goodrich distributed copies of the updated school capacity and enrollment figures. He stated that the charts included the December 31, 2005 enrollment figures. Pupil yields from subdivisions approved since December 2005 are calculated using new Board of Education yield rates that were adopted by the Board of County Commissioners. As a result of these new figures, some schools' available capacity figures have changed but no schools have changed from adequate to inadequate status.

**MINUTES**

Mr. Moser made a motion to approve the minutes of the January 9, 2006 regular Planning Commission meeting as presented. Seconded by Mr. Anikis. Unanimously approved.

**OTHER BUSINESS**

**Amendment to the Comprehensive Plan (CP-06-001)**

Mr. Goodrich presented for review the proposed Amendment to the Comprehensive Plan to incorporate reference to the Heart of the Civil War Heritage Area Management Plan. The Amendment must be adopted in order for the County to be eligible for financial assistance and program marketing assistance from the State of Maryland. The Amendment will be heard at the Joint Public Hearing scheduled for March 13, 2006.

No action required.

**NEW BUSINESS**

**- Variances**

**Todd Easterday (SV-06-004)**

Ms. Wagner-Grillo presented for review and approval a variance to create a fifth panhandle lot on the parent tract of proposed Lot 31 located along the east side of Easterday Court in the Mt. Aetna Subdivision. The property is currently zoned EC – Environmental Conservation and was previously zoned A – Agriculture. The developer is proposing to subdivide existing Lot 8 to make a 0.9-acre parcel (proposed Lot 31). Lot 8 was part of the subdivision of Lots 8-24 for Mt. Aetna Subdivision that was approved prior to the moratorium; therefore, Lot 8 is an exemption lot. The proposed lot would have a 205-foot panhandle that would be the fifth panhandle on the parent tract. The Subdivision Ordinance states that four panhandles are allowed on the original tract of land. It is the intention of the owner to convert two of the existing four panhandles into a public street and in effect eliminate two panhandle lots. The net number of panhandle lots would be three.

**Discussion:** Ms. Wagner-Grillo stated that a concept plan has recently been received by the Planning Department for Lots 32-35 and 36-40. The developer is proposing to subdivide Lot 4 (approximately 12.88 acres) into five lots and to convert the private road known as Cannon Forge Lane to a public street. After a brief discussion, Mr. Moser and Mr. Anikis expressed their desire to have staff review the concept plan prior to approval of the variance request. The applicant, Mr. Easterday, stated his desire is to have the Commission render a decision tonight.

Mr. Kercheval made a motion to approve the variance request to create a fifth panhandle for Lot 8 to add Lot 31 with the condition that no more of the remaining lands shall be subdivided until two panhandles have been removed and converted to a public street as presented by the applicant as a future project. Seconded by Mr. Reiber.

**Discussion before the vote:** Mr. Anikis and Mr. Moser expressed their concern that the concept plan has not been reviewed by the staff and approving agencies to determine any potential problems regarding the proposed public street. If the public street were not constructed there would be five panhandles instead of four as permitted by the Subdivision Ordinance. Mr. Kercheval noted that his motion would prevent the owner from further development if the public street were not constructed.

Mr. Kercheval's motion passed with Mr. Kercheval, Mr. Reiber and Ms. Parrish voting "Aye" and Mr. Moser and Mr. Anikis voting "Nay".

### **- Subdivisions**

#### **Rosewood Village PUD, Phase II-A (S-05-196)**

Mr. Lung presented for review and approval the final subdivision plat for Rosewood Village, Phase II-A. The property is located on the north side of Robinwood Drive and is zoned RS – Residential Suburban. A PUD overlay zoning was obtained in 1995. In 1999, the Final Development Plan was approved for 520 residential units on 79 acres at a density of 6.6 dwelling units per acre. Phase II-A consists of one commercial lot for medical offices and five lots for residential purposes along with an additional 350-foot extension of John F. Kennedy Drive. Lots 12-15 would be established for proposed 10 unit blocks of rental townhouse units, each approximately ½ acre in size. These lots would access Ashfield Court, a private street and parking lots that would be owned and maintained by the developer. Lot 16 is a 7.67-acre parcel that would contain two 24-unit apartment buildings, a 42-unit apartment facility, a 24-unit assisted living facility and the recreation and community center for the entire development. All residential units are age restricted as per the recorded covenants and have been reviewed and approved by the County as part of the preliminary plat and site plan process. The Engineering Department approval is pending contingent upon a change in labeling some storm water management easements. Mr. Lung stated he has also requested minor technical comments that needed to be addressed on the final plat. All other agency approvals have been received. The Forest Conservation requirement is being met by on-site retention and was previously approved during the preliminary plat/site plan approval process. The Final Plat is essentially the same as the Preliminary Plat that was approved by the Planning Commission on December 5, 2005.

**Discussion:** There was a brief discussion regarding the enforcement of the age-restricted units. Mr. Kurtyka, attorney for the developer, stated that the occupants would be required to sign a deed and a lease certifying that they acknowledge, accept and understand the provisions as outlined in the covenants and they would be subject to any penalties for violations of the covenants. He also stated that a canvas of the neighborhood, as required by Federal regulations, would be completed every two years. The occupants must certify the number and age of the residents residing in each unit and the certifications would be available to the County for their review. Mr. Moser expressed concern regarding the last sentence of General Note #26 that states, *"The elimination of this restriction from any units shall require review and approval of a revised site plan by the Planning Commission."* Mr. Kurtyka stated that this sentence was required by the Washington County Attorney's office. He also noted that the Declaration states, *"if the age-restriction ever comes off either by design or happenstance"*, the County has the right to collect the excise tax, applicable at the time of the violation. He stated that it would be difficult for the age-restriction to be eliminated. Mr. Lung stated that amenities are required as part of a planned unit development and the developer modified the amenities for an age-restricted community.

Mr. Anikis made a motion to grant final subdivision plat approval contingent upon approval from all agencies and revisions made per Staff comments. Seconded by Ms. Parrish. The motion passed with Mr. Anikis, Ms. Parrish, Mr. Moser and Mr. Kercheval voting "Aye". Mr. Reiber abstained.

(Mr. Anikis briefly left the meeting)

#### **Rosewood Village PUD, Phase II-B (S-05-195)**

Mr. Lung presented for review and approval the final subdivision plat for Rosewood Village, Phase II-B. The property is located on the north side of Robinwood Drive and is zoned RS – Residential Suburban. Phase II-B consists of a 6 acre commercial lot, a 1.44 acre lot that will contain four 12-unit apartment buildings, and 125 individual townhouses. This phase also involves the first phase of construction of Varsity Lane that will be built to Collector road standards. Two new cul-de-sac streets, Capital Lane and O'Neal's Place, will be constructed. All residential units in this phase will be age-restricted per recorded deed covenants. Engineering Department approval is pending contingent upon a change in labeling of some storm water management easements. Mr. Lung stated he has also requested minor technical

comments that need to be addressed on the final plat. All other agency approvals have been received. The Final Plat is essentially the same as the Preliminary Plat that was approved by the Planning Commission on December 5, 2005.

Mr. Moser made a motion to grant final subdivision plat approval contingent upon approval from all agencies and revisions made as per Staff's comments. Seconded by Ms. Parrish. The motion passed with Mr. Moser, Ms. Parrish, and Mr. Kercheval voting "Aye". Mr. Reiber abstained.

(Mr. Anikis returned to the meeting)

### **PRELIMINARY CONSULTATIONS**

#### **Lots 30-32, Millyville (PC-05-030)**

Ms. Pietro presented for review the Preliminary Consultation for Lots 30-32, Millyville located along the south side of National Pike, east of Clear Spring. The developer is proposing three (3) single-family residential lots with sizes ranging from 2 to 3.8 acres on 12.48 acres. The property is zoned A – Agriculture. The Forest Conservation requirement would be met by on-site retention on other lands of Mr. Kretzer in existing easement areas.

No action required.

### **- SITE PLANS**

#### **Oak Ridge Terrace (SP-05-059)**

Ms. Pietro presented for review and approval a site plan for Oak Ridge Terrace located on the south side of East Oak Ridge Drive. The property is zoned HI-1. The developer is proposing a retail strip center on 1.98 acres. There is an ATM kiosk and All State Insurance Company currently existing on the property. The total building area would be 11,808 square feet. Public water and sewer serve the site from the City of Hagerstown Water Department and the Washington County Department of Water Quality. Access to the site would be from the existing entrance at the insurance business and a proposed entrance located on the east end of the site. There would be 27 total employees. The hours of operation would be Monday through Saturday 8:00 a.m. to 5:00 p.m. Parking required is 59 spaces, 64 spaces are provided including 5 handicapped spaces. The projected daily use is 100 trips per day for the shopping center and 216 trips per day with the insurance business and ATM use added in. Freight and delivery would be 12 trips per week. A screened dumpster would be located to the rear of the property. Lighting would be building mounted and pole mounted throughout the parking lot. There would be a building mounted sign in addition to a 14-foot by 13-foot site sign located in the center of the shopping center. Landscaping would be located throughout the site and will include Sugar and Red Maples, Ash, Leyland Cypress, White Pine, Barberry, Holly and Juniper trees. Sixty-four Leyland Cypress will be planted as a buffer along the southern property line. The Forest Conservation requirement would be met by planting .60 acres of trees off-site and to retain additional forest on the Bowman Farm located on Dam No. 4 Road. Approval from the City of Hagerstown Water Department is pending. All other agency approvals have been received.

**Discussion:** There was a brief discussion regarding the concern of the two-way entrance for the proposed shopping center closest to the intersection of Oak Ridge Drive and Sharpsburg Pike. Mr. Kercheval recommended that staff review the plans and consider a right in/right out entrance at this location. Mr. Thompson stated that he has discussed this intersection and entrance with Mr. Terry McGee of the Engineering Department. Mr. McGee stated that a traffic analysis has been completed at this intersection and this design is acceptable.

Additional screening was recommended to buffer the existing residential properties. A concrete wall is proposed to provide safety at the rear of the property due to the drastic change in grade and the location of the storm water management pond.

Mr. Anikis made a motion to grant site plan approval contingent upon further review of the two-way entrance close to the intersection, additional screening to buffer the existing residential properties, and approval from the City of Hagerstown Water Department and to grant approval of the off-site planting and retention to meet the Forest Conservation requirement. Seconded by Mr. Moser.

**Clarification before the vote:** Mr. Thompson recommended amending the motion to include the following statement. "As part of any approval of the re-development of the corner parcel where the ATM is currently located, a site plan would be required to be presented to the Planning Commission and the full movement intersection would be re-evaluated."

Mr. Anikis amended his motion to include Mr. Thompson's recommendation. Seconded by Mr. Moser. Unanimously approved.

#### **Building Systems, Inc. (SP-05-069)**

Ms. Pietro presented for review and approval a site plan for Building Systems, Inc. located along the south side of Hunters Green Parkway just west of its intersection with Hopewell Road. The property is zoned HI-1. This lot, #9, was approved in September 2005 under the name of Hunters Green Parkway Lots 8 and 9. The developer is proposing to construct a contractor's office/storage yard on 6.76 acres. They are proposing to construct two 200' x 60' office buildings and a 200' x 40' maintenance storage

building. Public water and sewer will serve the site. There would be one access from Hunters Green Parkway and would be shared in connection with another contractor's office/storage area on the adjacent parcel. The hours of operation would be Monday through Friday 7:00 a.m. to 6:00 p.m. They are proposing 10 warehouse employees and 35 office employees. The parking required would be 60 spaces and 65 spaces are provided. Freight and delivery would be 2 to 3 trucks per day. Two dumpsters would be located on the site. Lighting would be building and pole mounted. A proposed sign would be located at the entrance. Landscaping would be provided throughout the site and would include Pear, Dogwood, and Spruce trees, and black-eyed susans. The Forest Conservation requirement was met when Lots 8 and 9 were approved in September 2005. Approximately .32 acres of reforestation would be located in the northeast corner of the site. The Board of Zoning Appeals granted a special exception for a contractor's storage yard in September 2005. All agency approvals have been received.

Mr. Moser made a motion to grant site plan approval. Seconded by Mr. Reiber. Unanimously approved. Mr. Kercheval abstained.

#### **Hagerstown Spring and Alignment (SP-05-062)**

Ms. Wagner-Grillo presented for review and approval a site plan for Hagerstown Spring and Alignment located along the west side of Oakmont Drive. The property is zoned HI-1. The developer is proposing to construct an 11,200-square foot building that would include five bays for truck and auto repair service. There is an existing 17,760-square foot building located on the 3.19 acre parcel. There are currently 7 employees and they are proposing 5 new employees. The hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday, if necessary, 8:00 a.m. to 5:00 p.m. Currently, there are 13 parking spaces provided and they are proposing an additional 10 parking spaces for a total of 23 spaces. No new signs are proposed. Lighting will be building mounted. Two deliveries per week are expected. Public water and sewer serve the site. The storm water management requirement would be met by a rain garden. The site qualifies for the express procedure and payment in lieu would be made to the Forest Conservation fund to meet the Forest Conservation requirement. All agency approvals have been received.

Mr. Reiber made a motion to grant site plan approval. Seconded by Mr. Anikis. Unanimously approved.

#### **Bowman Business Park, Buildings 5 and 6 (SP-05-068)**

Mr. Lung presented for review and approval a site plan for Bowman Business Park, Buildings 5 and 6, located in the Interstate Industrial Park east of Williamsport. The site is zoned PI – Planned Industrial. There are four existing buildings on the 24-acre parcel and the developer is proposing to construct two additional buildings on a portion of that parcel with an additional 7-acre parcel. Each proposed building would be 100' x 475' to be divided into four units each having approximately 12,000-square feet. Building 5 would face Interstate 81 and Building 6 would face Governor Lane Boulevard. The loading areas and dumpster locations for each building are located to the rear of both buildings. Parking would be located at the front of the buildings with an access road to connect the parking lots, loading areas and the existing access road to the existing buildings. A storm water management facility would be located between Governor Lane Boulevard and the front of Building 6. Landscaping would be provided around the perimeter of the site and islands throughout the parking areas. Office, sales and warehouse uses are proposed and parking calculations are provided according to the Zoning Ordinance requirement of 1 space per 300-square feet of office area and 1 space per warehouse employee plus 2 spaces, for a total of 10 spaces per unit. Total spaces required would be 160 spaces and 218 spaces would be provided. Public water from the City of Hagerstown and public sewer from the Washington County Department of Water Quality would serve the site. The projected flow is 3,308 gallons per day. There is approximately 5 acres of existing forest on-site proposed to be cleared. Based on the total area of the site to be developed, 3.32 acres of mitigation is required to meet the Forest Conservation requirement. The developer is proposing to use off-site retention of forest at a 2:1 ratio on lands that he owns on Dam No. 4 Road (a total of 6.64 acres) to meet the Forest Conservation requirement. Approval from the City of Hagerstown Water Department is pending. All other agency approvals have been received.

**Comments:** Mr. Lung stated that he has requested additional information regarding the building mounted lighting and its ability to provide adequate lighting for the parking lot without creating glare problems. He also requested additional information regarding the parking requirements and adequacy of parking areas for the various proposed uses. A subdivision plat has been submitted to vacate the property line between the two parcels associated with this site.

**Discussion:** Mr. Lung noted that different uses require different parking requirements as designated by the Zoning Ordinance. He expressed concern that parking may not be adequate if businesses other than those designated on the plan are established on the site. The developer's representative stated that the existing buildings are a mix of retail and warehouse units and were used to determine the parking requirements for the proposed buildings. Building 5 would be constructed as a dock height building that would enter at ground level on the left side of the building and exit at dock height at the rear of the building. This type of building is conducive to a warehouse type business. Building 6 would be at-grade entering on both the Governor Lane Boulevard and Interstate 81 sides. This type of building is more conducive to office or retail type businesses. In these cases, occupants that need additional parking customarily convert the loading dock areas associated with those units to parking areas.

Mr. Anikis made a motion to grant site plan approval contingent upon approval from the City of Hagerstown Water Department and the applicant satisfactorily addressing Staff's comments regarding lighting and parking requirement issues, to grant approval of off-site forest retention to meet the Forest

Conservation requirement, and to grant approval for Staff to approve the subdivision plat combining the two parcels. Seconded by Mr. Reiber. Unanimously approved.

**Comment:** Mr. Kercheval recommended that Staff track all off-site plantings and retention areas for future MDE credits.

**8:55 p.m. – Mr. Clopper called for a five minute recess.**

**9:00 p.m. – Meeting resumed.**

### **WCHS Regional Medical Center (SP-06-003)**

**Comment:** Mr. Thompson stated that this site plan has been given a “fast-track” designation by the Board of County Commissioners. The “fast-track” designation allows agency reviews to be completed concurrently; however, it does not allow the developer to skip any reviews or requirements. All permits must be obtained in sequence of events.

Mr. Lung presented for review and approval the site plan for the WCHS Regional Medical Center located northwest of Robinwood Drive and Medical Campus Road. The Hospital would be located on a 34.19 acre parcel adjoining the existing Robinwood Medical Center and is zoned RS – Residential Suburban. A Preliminary Consultation was held in November 2003 to discuss the proposed hospital, procedures for obtaining any required variances, and to address any special concerns. The Planning Commission reviewed the Preliminary Consultation during their December 2003 meeting and expressed their concerns regarding traffic issues and water and sewer service issues. In October 2005 the applicant filed for modifications to the special exception that was granted in 1991 as well as variances for height and setback requirements. A public hearing was held in November 2005 and in December 2005, the Board of Zoning Appeals granted the requested modifications and variances. A modification was granted to allow for a heliport and ambulance in emergency status being considered as an accessory use to the proposed hospital. Modifications and variances were also granted to the height restriction and buffer requirements, imposed by the 1991 opinion, that would allow for an 80-foot high building. It also reduced and eliminated some of the building setbacks between the proposed hospital building and the existing medical center where the two buildings will be joined. The Board of Zoning Appeals decision has been appealed; however, it is the County Attorney’s opinion that unless the Circuit Court grants a stay of proceedings on behalf of the petitioners, site plan review and other processes of the Planning Department and Planning Commission with respect to this project may proceed. The applicant proceeds at his own risk with the knowledge that the decision of the Board of Zoning Appeals may be reversed on appeal. Mr. Lung proceeded to explain the site plan and how all of the applicable requirements of the Zoning Ordinance and other applicable ordinances have been met. The proposed hospital would be attached to the west wing of the Robinwood Medical Campus; however, it will be located on its own lot. A subdivision plat has been submitted to the Planning Department to reconfigure the existing property lines to accommodate the new hospital on its own lot. The proposed hospital would be a 5-story, 80-foot high building. The main entrance would be via Physician’s Court off Medical Campus Road. A second entrance would be located to the west off Medical Campus Road and would extend the outer perimeter road that goes around the entire complex and also serves as the entrance to the ambulance receiving area and the emergency room. A helipad is proposed above the emergency room area. A loading dock area, maintenance garage and an emergency power plant would be located to the rear of the building according to the site plan. The hospital operates on a 24-hour per day 7 days per week schedule and there would be 979 employees per shift. Pursuant to the Zoning Ordinance, parking requirements for a hospital are based on the square footage of the facility plus visitor parking equivalent to 1 space per 1,000 square feet. Based on the proposed 435,861 square foot building, 436 spaces plus 710 visitor spaces for a total of 1,146 spaces would be required and 1,148 spaces would be provided (including handicapped parking). Since the proposed hospital would impact parking at the existing medical center, a new parking calculation was required based on Zoning Ordinance requirements. Parking requirements for the medical center are based on the number of practitioners and employees. Parking required is 747 spaces and 1,185 spaces are provided. The Zoning Ordinance requires that at least 5% of the parking area be established as green islands. This requirement must be verified in the site data on the plan. Pedestrian crosswalks would be provided at access roads located in front of a main building entrance. Lighting would be provided in the parking areas and around the access road. A photometric plan has been provided for review. The consultant has verified that any light trespass would not exceed .08-foot candle. Signs are not shown on the current plan; however, the applicant has indicated a monumental sign at the entrance of Medical Campus Road is proposed. Plans for future signs would be required and must comply with Section 22.23 of the Zoning Ordinance. The proposed hospital would be located on an existing County Commuter route and additional stops would be added as needed to accommodate the hospital. According to the site plan, there would be 5 UPS deliveries per day and 28 tractor-trailer deliveries per week. Three loading docks are provided at the rear of the building. Recycling and compacting style roll-off dumpsters would be used to collect and store solid waste and would be located in the area of maintenance garage and service entry area. Staff has requested that this must be clearly indicated on the plan. Disposal of medical and hazardous waste would be sterilized on site, ground to an unrecognizable state and disposed of in the public landfill. There will be no incineration. The end product would be safe to transport on public roads and dispose of in the public landfill. The applicant has submitted information that would be incorporated on the site plan in regard to Section 4.12 of the Zoning Ordinance that pertains to emissions such as smoke, control of heat and glare, radiation and electrical emissions. In regard to Section 4.12A pertaining to the control of smoke, dust, dirt, vapors, gases and odors, the applicant has submitted the following information. All equipment that emits gases, fumes, and

odors including boilers, boiler flues, kitchen exhausts, sanitary vents and medical gas equipment exhaust has been designed in accordance with all codes and regulations. No mechanical or electric equipment shall produce excessive heat that would adversely affect adjacent properties. All mechanical equipment inside and outside the building would be provided with vibration isolation. The exterior equipment includes cooling towers, air handling units, exhaust fans, air-cooled chillers and condensing units. The cooling towers have been designed with the low sound fan and water silencers to minimize noise transmission. The air-handling units are designed with a minimum of 2-inch thick insulated double walls that will minimize noise transmission, radiation of electrical emissions, radioactivity or electrical disturbance activity. Radiology and fluoroscopy rooms would be individually shielded to prevent escape of radiation. Fluorescent lighting shall utilize an electronic ballast that limits harmonic distortions and disturbances. All transformers provided on the job are internally shielded. Allegheny Power would provide electric service to the facility via underground ductbank. Medium voltage switchgear would be located indoors and distributed to three electrical substations also located indoors. All substation rooms are designed to comply with NFPA Fire and Life Safety Codes. A "Notice of Landing Area" proposal must be filed with the FAA for their review and approval regarding the location of the helipad. Landscaping would be provided throughout the site. A regional pond owned by the hospital and located on the north side of Yale Drive would provide storm water management. A FEMA flood plain associated with the area would require a FEMA letter of map amendment to modify the flood plain. Site disturbance would affect a small stream buffer area south of the site. The Washington County Soil Conservation District has recommended approval to provide a 24-hour extended detention in the regional storm water management pond for water quality for the entire watershed that serves this stream as mitigation for the stream buffer. The proposed hospital site necessitates the relocation of existing forest conservation areas and the establishment of 8.75 additional acres of forest mitigation. All Forest Conservation requirements would be met on-site. An agreement is required with the City of Hagerstown's Water and Sewer Department to transfer flow equivalent to the hospital's average daily flow to the Conococheague Waste Water Treatment Plant by way of the new inter-connector currently under construction. The Maryland Department of the Environment has approved that connection.

Mr. Gary Rohrer, Department of Public Works, presented the following comments regarding the proposed off-site improvements and traffic concern issues in the area of the proposed hospital site. A detailed traffic impact analysis has been prepared by the State Highway Administration at the intersection of Edgewood Drive and Route 40. A State Highway Administration representative from Baltimore, the District Engineer, Assistant District Traffic Engineer, and representatives from the City and County Engineering Departments have been meeting on a monthly basis to discuss proposed improvements at this intersection. A preliminary alignment and layout of the intersection including traffic lanes, traffic lane assignments and the extent of work in all directions has been completed and a revised project schedule should be available in the near future. A presentation to the Board of County Commissioners and the Mayor and City Council is proposed for March to inform both entities on the progress of the project, the projections for need, and a proposed schedule. It is conceivable that the Edgewood Drive/Route 40 intersection could begin construction this time next year. All utility work would be completed first. The duration of that time frame is estimated to take approximately one construction season. Plans have been programmed into the CIP to add turning movements and expand the intersection at US Route 40 and Mt. Aetna Road to Yale Drive. Design plans are ready to be started with construction beginning late this summer or early fall. Construction should be completed sometime next spring. Based on programming and funding in the CIP, plans for the Robinwood 2 project, extending from the Elks Club to the Hagerstown Community College entrance, would go to construction in June 2008. This project is estimated to be completed in 9 to 10 months, Spring 2009. The final project, known as Robinwood North, would consist of the construction of a four-lane section of roadway beginning just beyond the Hagerstown Community College bending westward and then proceeding straight to connect to Jefferson Boulevard in the vicinity of the Daughtridge property. Estimated projections to begin construction would be July 2010 with a duration of approximately 1 year to completion. The segment of Edgewood Drive at Mt. Aetna Road towards US Route 40 would be addressed in partnership with the State Highway Administration when the US Route 40 and Edgewood Drive intersection is constructed.

**Discussion:** Mr. Rohrer stated that during construction of the Edgewood Drive/US Route 40 project, the State Highway Administration would be in charge of the project and during construction of the Mt. Aetna Road/US Route 40 project, Washington County would be in charge of the project. He also stated that the Board of County Commissioners, State Highway Administration and City of Hagerstown might consider a partnership program to fund these projects with each entity contributing 1/3 of the total cost. Mr. Kercheval stated his opinion that the State is in favor of this project and may contribute more than 1/3 of the cost and that the City of Hagerstown would participate to some degree. He also believes that the County's portion of funding is an obtainable goal. Mr. Anikis noted that the traffic study does not appear to include additional traffic generated by proposed PUD's in the area, increased enrollment at the Hagerstown Community College or for a new school in the area; however, Mr. Rohrer stated that those items are addressed in the background traffic portion of the study. Mr. Anikis noted that according to AADT numbers, intersections along US Route 40 at Colonial Drive and Emmert Drive have increased from 3.3% to 7% over the past six years; therefore, he believes that the assumption of a 2.2% traffic increase, as stated in the traffic study, is not a valid rate of growth. Mr. Rohrer stated that the Robinwood traffic corridor is based on growth rates from the Smithsburg and Leitersburg areas and cannot be compared to the US Route 40 traffic corridor. Mr. Anikis believes a schedule from project design to completion showing major milestones throughout the construction process would be beneficial for the Planning Commission. He would also like to have quarterly updates presented to the Planning Commission. Mr. Rohrer stated that schedule information regarding the Edgewood Drive/US Route 40 project and the US Route 40/Mount Aetna Road project could be available within the next month. Mr. Moser believes the intersection at Edgewood Drive proceeding into the Town of Funkstown is a major

traffic concern. Mr. Rohrer stated that improvements from the intersection at Edgewood Drive to the area of Twigg Cycles would be part of the proposed Edgewood Drive/US Route 40 project. Mr. Moser noted that during the approval of the Robinwood Medical Center, an agreement was established with the hospital to contribute to road improvements. Mr. Rohrer stated that WCHS contributed 10% of the funds programmed in the CIP for the Robinwood area that was previously negotiated when the medical center was constructed. Under the current Adequate Public Facilities agreement, WCHS has been granted credits for improvements made during the first project. Mr. Moser inquired about the detrimental effects the hospital's water flow transfer agreement would have on other development activity. Mr. Kercheval believes that the agreement would not have a detrimental affect on other development. He also noted that flow currently exists and is simply being transferred from one plant to another plant. Mr. Rohrer stated that the County has a 20-year capacity management plan for the Conococheague Waste Water Treatment facility that is being regulated and re-evaluated regularly. Mr. Reiber believes that a road connecting Eastern Boulevard and Robinwood Drive would be beneficial in helping traffic flow. Mr. Kercheval made an inquiry regarding the completion of the Edgewood Drive/US Route 40 project as compared to the completion of the proposed hospital. Mr. Rohrer stated that the road improvement project should run concurrent to or ahead of the proposed hospital and is projected to be completed prior to the hospital's opening. Mr. Anikis made an inquiry regarding the effect the hospital would have on existing residential water pressure. Mr. Rohrer stated that the City of Hagerstown Water Department has been in contact with the developer regarding the construction of additional infrastructure such as an elevated water tank to serve the area. Mr. Anikis noted that the storm water management pond would be located adjacent to an existing residential area and safety is a concern. Mr. Rohrer stated the storm water management pond currently exists. Mr. Tony Taylor of Frederick, Seibert & Associates, stated that a security fence would be placed around the pond. Mr. Anikis made an inquiry regarding negotiations for water and sewer service to the site. Mr. Kercheval stated that the City and County have agreed on the concept of the flow transfer. The monetary issues must be resolved between the City and the proposed hospital. The County would be willing to assist in these negotiations to help ease the financial impact. Mr. Kercheval made an inquiry regarding a designated drop-off area for emergencies. Mr. Hamill, hospital representative, stated there is currently no drop-off area proposed; however, there is a separate entrance for the emergency room on the first floor in the northwest corner with parking available adjacent to that entrance for short-term use. There is also parking on the west side for ambulances. On the east side of the proposed hospital is the main entrance that would be used for scheduled admissions and outpatient services. There would be a separate exit for outpatient services. Handicapped spaces would be available at all entrances to the proposed hospital. Mr. Moser made an inquiry regarding future expansion and the length of time that this facility would be adequate to serve the community. Mr. Hamill stated that based on the State's bed need formula, a new hospital must be built to 80% capacity. Proposed plans have removed a nursing unit of approximately 30 beds and the hospital would open at 70% capacity. They are proposing to "shell in" a floor that may be completed when future demand warrants. Imaging services, surgery and the emergency department are located on outside walls to enable growth without major structural impact on the building. Another bed tower may be needed in the future. Mr. Moser made an inquiry why the site at Robinwood was chosen over other sites that were considered. Mr. Hamill stated that the Robinwood site was chosen because the existing facilities would compliment the hospital and would be an added value of inpatient and outpatient services on one medical campus. The construction cycle for the proposed hospital is estimated to be 30 months. If plans continue to move forward without any delays, the proposed hospital could open in the fall of 2008. Ms. Parrish expressed concern regarding ambulance traffic accessing the proposed hospital via the road in front of the Eastern Elementary School. Mr. Hamill recommended contacting the ambulance services to address this issue. He noted that 3 to 4 ambulance calls per day currently come from the Robinwood Medical Campus to the hospital. Mr. Lung stated that the Funkstown Volunteer Fire Company would serve the site and they have been working with the County's Emergency Service Coordinator to address all comments and concerns cited during the preliminary consultation. Mr. Thompson stated that numerous fire companies would respond to an emergency at the hospital.

**Comment:** Mr. Anikis noted his concern regarding security issues and recommends that the hospital consider a security design to address potential security risks. Ms. Parrish expressed her concern regarding the distance of the parking areas from the main entrance to the proposed hospital.

Mr. Anikis made a motion to grant site plan approval contingent upon all agency approvals, approval of the disturbance in the stream buffer area based on the Washington County Soil Conservation District's recommendation, approval of on-site retention to meet the Forest Conservation Ordinance requirement, and to grant Staff the authority to approve the subdivision plat to establish the property line to grant a separate parcel for the Hospital. Seconded by Mr. Reiber.

**Comments before the vote:** Mr. Anikis requested updates as the proposed hospital plans move forward. Mr. Moser expressed his desire that the County and City would have a closer working relationship as future development progresses. Mr. Kercheval believes that regional planning is the future of Washington County and that the municipalities and the County need to work together as one community.

Mr. Anikis' motion passed unanimously.

#### **UPCOMING MEETINGS**

1. Joint County/City Planning Commission Workshop, Wednesday, February 22, 2006, 5:00 p.m., City Hall.

2. Regular Planning Commission meeting, Monday, March 6, 2006, 7:00 p.m., Washington County Administrative Annex, 80 W. Baltimore Street

**ADJOURNMENT**

Mr. Moser made a motion to adjourn the meeting at 10:00 p.m. So ordered.

Respectfully submitted,

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R. Ben Clopper, Vice Chairman