

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING – April 5, 2010**

The Washington County Planning Commission held its regular meeting on Monday, April 5, 2010, in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown.

Members present were: Chairman George Anikis, Linda Parrish, Sam Ecker, Terry Reiber, Clint Wiley and Ex-Officio James F. Kercheval. Staff members present were: Planning Director Michael C. Thompson, Chief Planners Timothy A. Lung and Stephen T. Goodrich, Senior Planner Misty Wagner-Grillo, Planner Sara Edelman, and Administrative Assistant Debra Eckard.

CALL TO ORDER

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

MINUTES

Mr. Ecker made a motion to approve the minutes of the March 1, 2010 regular meeting as presented. Seconded by Mr. Wiley. Unanimously approved. Mr. Reiber abstained because he was not present at the March 1st meeting.

Mr. Reiber made a motion to approve the minutes of the March 15, 2010 workshop meeting as presented. Seconded by Ms. Parrish. Unanimously approved.

NEW BUSINESS

- AGRICULTURAL LAND PRESERVATION DISTRICT APPLICATIONS

Ms. Edelman presented four Agricultural Land Preservation District applications for the establishment of 10-year agricultural districts. The applications have been approved by the Washington County Agricultural Land Preservation Advisory Board.

- John Schnebly (AD-09-003) - Property located along Fairview Road, Clear Spring (approximately 4 miles outside of the Town Growth Area of Clear Spring); 151.84 acres; predominantly cropland
- Nicholas Hill (AD-09-005) – Property located along Big Spring Road, Clear Spring, 33.11-acres, which abuts a current agricultural district and therefore qualifies even though the property is less than 50-acres in size; predominantly cropland with some pasture
- Lois Stoner (AD-09-006) – Property located along Dam #4 Road, Clear Spring; 108.94-acres; predominantly cropland and woods
- Knob Hall Farm (owned by Richard Seibert) (AD-09-010) – Property located along Barnhart Road; 153.66-acres; predominantly cropland

Motion and Vote: Mr. Reiber made a motion to recommend approval of the applications for the establishment of 10-year agricultural districts to the Board of County Commissioners. Seconded by Ms. Parrish. Unanimously approved. Mr. Kercheval abstained.

- SITE PLANS

Church of the Nazarene (SP-09-055)

Ms. Wagner-Grillo presented for review and approval a site plan for the Church of the Nazarene located along the west side of Edgewood Drive on 3.55-acres. The property is currently zoned RS – Residential Suburban. Water and sewer service is provided by the City of Hagerstown. Storm water management is met through on-site mechanisms. The existing church is 6,600-square feet in size with 65 parking spaces. The owner is proposing two additions: Phase I is a proposed 9,050-square foot sanctuary addition and 58 parking spaces with 7 handicapped spaces; Phase II is a proposed 7,225-square foot gymnasium and 25 parking spaces for a total of 90 parking spaces. Parking required is 65 spaces, 3 handicapped accessible. The church currently has a seating capacity of 125 seats and with the proposed addition the seating capacity will be 325 seats. There are two existing signs and no additional signage is proposed. Lighting will be provided using existing pole and building mounted lights with additional building mounted lights. Services are held on Sundays and there is 1 employee. Landscaping is proposed around the building and parking areas using evergreens, small trees and shrubs. Forest Conservation requirements are being met through the express procedure with a payment in lieu in the amount of \$2,308.68. All agency approvals have been received.

Discussion and Comments: Ms. Parrish made an inquiry regarding parking spaces and if the proposed parking will meet the new parking standards. Ms. Wagner-Grillo stated that the plan is being reviewed under the old parking requirements because it was submitted prior to the adoption of the new parking requirements. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated that there is a written agreement with the Brethren Mutual Insurance Company (next door) for additional parking, when needed. Ms. Parrish expressed her opinion that the required parking spaces probably will not accommodate the Church's needs in the future. Mr. Anikis asked if the insurance company sells its building would the church have enough parking spaces to meet its needs. After a brief discussion, it is believed that the Church would have enough parking spaces to meet the requirements.

Motion and Vote: Mr. Reiber made a motion to approve the site plan for the Church of Nazarene as presented. Seconded by Mr. Ecker. Unanimously approved.

- UPCOMING MEETINGS

1. Planning Commission Workshop meeting, Monday, April 19, 2010, 4:00 p.m., Washington County Administrative Annex, 80 West Baltimore Street
2. Planning Commission Regular meeting, Monday, May 3, 2010, 7:00 p.m., Washington County Administrative Annex, 80 West Baltimore Street

- ADJOURNMENT

Chairman Anikis adjourned the regular meeting of the Planning Commission at 7:12 p.m.

Respectfully submitted,

George Anikis, Chairman