

WASHINGTON COUNTY PLANNING COMMISSION
SPECIAL MEETING
JULY 10, 2014

The Washington County Planning Commission held a special meeting on Thursday, July 10, 2014 at 4:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Vice-Chairman Clint Wiley, Dennis Reeder, Sam Ecker, and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Steve Goodrich, Director; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting - Terry Irwin, Deputy Director; Tim Lung, Chief Planner; and Lisa Kelly, Senior Planner; Washington County Division of Engineering and Construction Management – Robert Slocum, Director.

CALL TO ORDER

The Chairman called the meeting to order at 4:00 p.m.

OLD BUSINESS

Triumph Development (SP-14-005)

Mr. Reiber reminded Commission members that the site plan for Triumph Development was approved at the July 7th Planning Commission regular meeting without the second entrance off of Robinwood Drive. This special meeting is being held to have questions and concerns answered by the County Engineering Department with regard to the right-in only entrance. Minutes of the June 2011 Planning Commission meeting regarding this same parcel of land were provided to members prior to this meeting.

Mr. Slocum described the history of proposed developments on the site including the effects of the Robinwood Drive widening project on various design elements and the commitments that the County has made to developers regarding access. The entrance arrangements are as proposed on the current drawing to avoid conflict between incoming vehicles and traffic circulating on the site. Vehicles coming from Robinwood Drive need to have priority so as not to create backup into the flow of traffic on Robinwood Drive and the entrance from the public road was realigned to coincide with a drive aisle on the site rather than the parking stalls. Truck deliveries also dictated this arrangement. In summary Mr. Slocum said that given the existing conditions and obligations the currently proposed arrangement is the safest and has been achieved thru multiple revisions and analysis. Mr. Reiber gave a brief summary of the Commission's concerns with regard to the right-in only entrance off of Robinwood Drive and for future traffic issues along this corridor. Mr. Justin Doty of Frederick, Seibert & Associates, the consultant, explained that a deceleration lane is now proposed from the intersection to the entrance off of Robinwood Drive.

Mr. Reiber expressed concern with people exiting the Elks Club going right at the intersection and the decel lane there for the right-in only entrance. He believes this will cause confusion and problems in the future. Mr. Slocum reiterated his decision that the arrangement is the safest that could be achieved for the conditions that exist and that this intersection will be monitored and if problems arise, measures will be taken to correct it.

Motion and Vote: Mr. Reeder made a motion to approve the right-in only entrance off of Robinwood Drive as presented. The motion was seconded by Mr. Ecker and unanimously approved.

ADJOURNMENT

The Chairman adjourned the meeting at 4:45 p.m.

Respectfully submitted,



Terry Reiber, Chairman