

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC MEETING AND REGULAR MEETING
October 6, 2025**

The Washington County Planning Commission held a rezoning public meeting as well as its regular monthly meeting on Monday, October 6, 2025 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called rezoning public meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Chairman; Jeff Semler, Vice-Chairman; Denny Reeder, Jay Miller, BJ Goetz, Terrie Shank, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Misty Wagner-Grillo and Scott Stotemyer, Planners; and Debra Eckard, Office Manager.

REZONING PUBLIC MEETING

Text Amendment – Low Intensity Domestic Fowl Operations [RZ-25-007]

Ms. Shingleton presented a proposed text amendment to address low intensity fowl operations that include raising or providing care for 24 or less domestic fowl raised for eggs or meat consumption. Domestic land fowl would include chickens, turkeys, pheasants, and quail and water fowl such as ducks and geese. More than 24 fowl will be considered a high-intensity operation and must meet all standards and regulations set forth by the Animal Husbandry Ordinance. No roosters or guinea fowl would be permitted. Limitations would include the following: the first $\frac{1}{2}$ acre or less a maximum of six fowl would be allowed; an additional six fowl would be permitted for each $\frac{1}{2}$ acre up to a total of 24 fowl. Structures for a low-intensity operation must be set back a minimum of 25 feet from any neighboring dwelling, school, religious institution or institution for human care and at no time shall a structure be located closer than 10 feet from any side or rear property lines. Structures shall not be permitted in front yards, drainage swales or mapped floodplain areas. Free range fowls will not be permitted; all structures and roaming areas must be fenced. Structures must be properly constructed, maintained and cleaned on a regular basis to prevent odors and waste from building up. Feed must be stored in contained areas and must be cleaned regularly to prevent scavengers, insects and parasites that may harm humans. Manure may be composted and added to gardens or yards if done so without creating malicious smells or other hazards. Waste that is not composted must be collected in a sealed dry container and must be stored at a minimum of 10 feet from all property lines. A Waste Management Plan and Nutrient Management Plan will only be required when housing more than 24 fowl. Outdoor slaughtering or butchering is prohibited. A zoning permit will be required for any structures housing chickens. Proof of registration from the State will be required for fowl operations. A zoning certificate will be required for all fowl operations.

Ms. Baker clarified that the number of chickens relates strictly to this specific section of the Zoning Ordinance and the enforcement of this section. This section does not regulate the number of chickens on the property; it regulates the structure for the chickens.

Public Comment

There was no one present at the meeting to provide comment; however, one written comment was submitted and distributed to the members of the Commission prior to the meeting.

Motion and Vote: Mr. Semler made a motion to recommend approval to the Board of County Commissioners of the proposed text amendment as presented. The motion was seconded by Mr. Miller and unanimously approved with Commissioner Wagner abstaining from the vote.

Text Amendment – Junk and Junk Vehicles [RZ-25-009]

Ms. Shingleton presented a proposed text amendment that will add a division to the Zoning Ordinance. This proposed division will address junk and junk vehicles, as a nuisance, on private property. The purpose of this division is to preserve the character and safety of the County's neighborhoods and citizens by eliminating, as nuisances, junk and junk vehicles from private property and to provide procedures for the removal of said nuisances. Definitions have been added that apply to this section of the Ordinance to provide clarification. This division will also address the storage of junk and junk vehicles including farm vehicles, construction materials, etc.

Ms. Baker explained our current process to address violations on private properties, when civil citations are issued, and prosecution procedures. She noted that these types of violations are complaint driven.

Discussion and Comments: There was a brief discussion about setting an acreage limit for the storage of junk or junk vehicles. It was noted that someone could place these types of nuisances in front yards or along the tree line where it could be seen or become a safety hazard for a neighboring property owner.

Public Comment

No public comments were received.

Motion and Vote: Mr. Goetz made a motion to recommend approval to the Board of County Commissioners of the proposed text amendment as presented. The motion was seconded by Mr. Reeder and unanimously approved with Commissioner Wagner abstaining from the vote.

The Chairman closed the rezoning public meeting at 6:32 p.m. and the regular meeting was convened.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the August 4, 2025 Planning Commission meeting as presented. The motion was seconded by Mr. Semler and unanimously approved.

Motion and Vote: Mr. Miller made a motion to approve the minutes of the September 8, 2025 Planning Commission meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

SITE PLANS

Leitersburg Cell Tower [SP-24-032]

Mr. Stotelmyer presented a site plan for a 155-foot monopole-style wireless telecommunications tower with a 50-foot by 50-foot fenced in compound. The site would be located at 21536 Leitersburg Smithsburg Road. Hours of operation will be 24 hours per day, 7 days per week. There will be no water or sewer service to the site and no lighting or signage is proposed. Forest Conservation requirements have been met using the payment-in-lieu of planting. All agency approvals have been received.

Discussion and Comments: There is space available for three additional carriers' equipment on the pad site as well as on the tower.

Motion and Vote: Mr. Semler made a motion to approve the site plan as presented. The motion was seconded by Mr. Miller and unanimously approved.

Brook Lane Gymnasium [SP-25-017]

Ms. Wagner-Grillo presented a site plan for a proposed 10,941 sq. ft. gymnasium with administrative offices on 113.57 acres. The property is currently zoned A(R)/RB – Agricultural Rural with the Rural Business overlay. The applicant is proposing to demolish the existing administrative offices and construct a gymnasium with administrative offices. Signage and lighting will be building-mounted. The hours of operation will be Monday through Friday from 8 am to 5 pm. One parking space and three handicapped spaces have been added to the existing parking lot. Total parking spaces required for the hospital and accessory uses are 265 spaces; 304 parking spaces are provided. A security fence will be constructed around the gymnasium building. Storm water management requirements are being met with an additional micro-retention area. Forest Conservation requirements are being met through the express procedure with a payment-in-lieu in the amount of \$2,665.87.

Motion and Vote: Mr. Reeder made a motion to approve the site plan as presented. The motion was seconded by Mr. Miller and unanimously approved with Mr. Goetz abstaining from the vote.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of August including six site plans.

The Chairman closed the regular meeting at 6:40 p.m. to convene the Closed Session portion of the meeting.

CLOSED SESSION

To discuss the appointment, re-appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

The Chairman reconvened the regular meeting at 7:01 p.m.

ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 7:01 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

UPCOMING MEETINGS

1. October 6, 2025, 6:00 p.m. – Washington County Planning Commission public rezoning input meeting and regular meeting

Respectfully submitted,



Jeff Semler, Vice-Chairman