

**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC INPUT MEETING AND REGULAR MEETING
November 6, 2023**

The Washington County Planning Commission held a public input meeting and its regular monthly meeting on Monday, November 6, 2023 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

In the absence of the Chairman and the Vice-Chairman, the meeting was called to order by Mr. Goetz at 7:00 pm.

Planning Commission members present were: BJ Goetz, Denny Reeder, Terrie Shank, Jeff Semler and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant; and Washington County Division of Engineering: Heather Williams, Senior Plan Reviewer;

PUBLIC INPUT MEETING

Ralph and Leah Martin [RZ-23-006]

Staff Presentation

Mr. Allen presented a rezoning application for two acres of land located at 19815 Reidtown Road. The applicant is requesting the RB (Rural Business) overlay on the existing RV (Rural Village) designation. The purpose of the RB overlay is to permit the continuation and development of businesses that support the ag industry and farming community, serve the needs of the rural resident population, provide for recreation and tourism, and establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. Specific conditions, found in Section 5.E of the Zoning Ordinance, must be met before the overlay can be applied to a piece of land. Mr. Allen briefly reviewed the criteria that the Planning Commission should consider when making its recommendation to the Board of County Commissioners. He noted that the approval of an RB district is only permitted for the use identified on the application; any changes in use or intensity would need to come back before the Planning Commission. If the zoning is approved, a site plan would be required for the property which would also need to be reviewed and approved by the Planning Commission.

Mr. Allen stated that the application was routed to several outside agencies for review and comment. The Washington County Engineering Department provided the following comments: Reidtown Road is inadequate for commercial traffic; a minimum pavement width of 18-feet along the proposed yard frontage and to the nearest road which is deemed adequate (in this case Marsh Pike) is required. A road condition survey and road widening plans would be required as part of the site plan process. A Washington County entrance permit would be required and sight distance requirements would need to be met in compliance with commercial standards as part of the site plan process.

Staff recommends that the Planning Commission consider the compatibility of the proposed use with the historic character of the neighborhood. There are several historic structures in close proximity to the proposed site. Three written public comments were received prior to the public input meeting; all three were opposed to the application based on the following: inadequacy of the road for a commercial use, potential effects on the neighborhood from an auto body repair shop (i.e. fumes, number of vehicles on the site, spillover of lighting, etc.), appearance of the structure to be compatible with the rural area, and impacts on groundwater resources.

Applicant's Presentation

Mr. Neil Manalo of Offit Kurman, Buckeystown Pike, Frederick, MD, represented the applicant during the meeting. Also present was the applicant, Mr. Ralph Martin, 19815 Reidtown Road, Hagerstown. Mr. Manalo stated the applicant has read the staff report and agrees with staff's comments; all road adequacy issues will be addressed during the site plan process, if the zoning is approved. Public comments were addressed as follows: there would be no more than two or three vehicles on the proposed site at any time; the amount of traffic will be negligible; and the proposed structure would be compatible with the character of the neighborhood.

Mr. Martin stated that the vehicles that would be at the property he would be working on within two weeks. He will be using a spill collection system to contain any impacts to groundwater resources.

Discussion and Comments: Mr. Reeder asked if the proposed structure would be a pole barn and how large it would be in size. Mr. Martin stated it would be a pole barn and would be approximately 3,600 square feet. Mr. Goetz asked if the parcel would be subdivided. Mr. Martin stated it is already two lots of record. Ms. Shank asked if the business is already operating or will be operating in one of the existing buildings. Mr. Martin stated the business is not currently in operation and will be housed in a new building. Ms. Shank asked what type of equipment Mr. Martin will be working on. Mr. Martin stated it will be cars and pick-up trucks. Ms. Shank asked what the hours of operation will be for the business. Mr. Martin stated it will be Monday thru Friday, 9 am to 6 pm.

Public Comment

- Norman Martin, 19836 Reidtown Road – Mr. Martin stated he lives across the road from this property, which has been in the family for 75 years. He respects the concerns raised by the neighbors; however, he believes Mr. Martin will maintain the appearance of the property and will have no adverse impact on the neighborhood. Mr. Martin agrees that Reidtown Road is narrow; however, with only two or three cars at the auto repair shop at a time, he does not believe this would affect the roadway.

Mr. Goetz closed the public input meeting at 7:20 p.m.

REGULAR MEETING

MINUTES

Motion and Vote: Mr. Semler made a motion to approve the minutes of the October 2, 2023 meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

NEW BUSINESS

ORDINANCE MODIFICATION

Michael and Gail Taylor – Lots 1 and 2 [OM-23-011]

Mr. Stotelmyer presented for review and approval an ordinance modification from Section 5A.7.6 of the Washington County Zoning Ordinance. The subject property is located at 11835 St. Paul Road and is currently zoned A(R) – Agricultural Rural. The applicant is requesting a reduction of the left side yard 50-foot ag buffer to 15-feet in order to combine 11835 and 11831 St. Paul Road for the construction of a house and detached garage. The owner is aware of the neighboring ag operation. All agency approvals have been received.

Motion and Vote: Mr. Reeder made a motion to approve the ordinance modification as presented. The motion was seconded by Mr. Semler and unanimously approved.

PRELIMINARY SITE PLANS

Metzger Mini-Storage [PSP-22-002]

Ms. Williams presented for review and approval a preliminary plat and site plan for a proposed mini-storage facility to be located at 12019 Itnyre Road. The property is currently zoned BL (Business Local). The entrance to the site is between two residences at 12019 and 12025 Itnyre Road. A portion of the site abuts Jefferson Boulevard; however, no ingress or egress is proposed on Jefferson Boulevard. The applicant is proposing the conveyance of land to two neighboring residential property owners. The hours of operation will be 7 am to 7 pm daily. No water or sewer services are proposed for the site. The proposed lighting is in compliance with the County's Zoning Ordinance. Forest Conservation requirements will be met through the payment in lieu of planting in the amount of \$12,545.28. Ms. Williams distributed comments received prior to the meeting from the Soil Conservation District.

Motion and Vote: Mr. Reeder made a motion to approve the preliminary plat and site plan as presented contingent upon approval of the Forest Conservation Ordinance requirements and completion of the Soil Conservation District's requests. The motion was seconded by Mr. Semler and unanimously approved.

FOREST CONSERVATION

Metzger Mini-Storage [PSP-22-002]

Mr. Allen presented for review and approval two requests to meet Forest Conservation requirements for property located at 12019 Itnyre Road. The applicant is requesting the utilization of the payment-in-lieu of planting option to satisfy the .80-acre planting requirements for commercial development on the site and removal of specimen trees from the site. Mr. Allen stated there are no areas of qualified forest on the site; the proposed development takes up the majority of the site, thereby leaving no ideal place for planting. Justification for the removal of two specimen trees includes: limitations due to grading, proposed circulation routes, and requirements for storm water management makes retention of these trees difficult. The effects on water quality of the site would be mitigated by the storm water management facilities.

Motion and Vote: Mr. Reeder made a motion to approve the use of the payment-in-lieu of planting option and the removal of two specimen trees as requested. The motion was seconded by Mr. Semler and unanimously approved.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for the land development plan review projects (50 total) initialized during the month of September including 6 site plans and 5 preliminary-final plats.

Comprehensive Plan Update

Ms. Kinzer reported that the public input meetings around the County are completed. The public comment period ended on October 31st. All written public comments will be included in the Commission's agenda packets in the near future, hopefully in December. Staff is currently working through all the comments and will make revisions before bringing the Plan back to the Commission in early 2024.

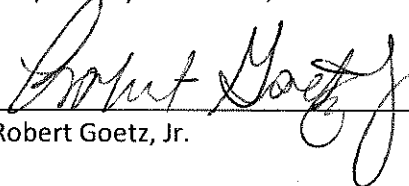
UPCOMING MEETINGS

1. Washington County Planning Commission regular meeting, December 4, 2023 at 7:00 p.m.

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Mr. Semler and so ordered by Mr. Goetz.

Respectfully submitted,



Robert Goetz, Jr.