

**WASHINGTON COUNTY PLANNING COMMISSION**  
**October 6, 2014**

The Washington County Planning Commission held its regular meeting on Monday, October 6, 2014 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Vice-Chairman Clint Wiley, David Kline, Dennis Reeder, and Drew Bowen. Staff members present were: Washington County Department of Planning & Zoning - Jill Baker, Chief Planner and Justin Lindley, Comprehensive Planner; and Washington County Department of Plan Review & Permitting - Terry Irwin, Deputy Director and Tim Lung, Chief Planner.

**CALL TO ORDER**

The Vice-Chairman (in the absence of the chairman) called the meeting to order at 7:05 p.m.

**MINUTES**

Mr. Bowen made a motion to approve the minutes of the September 8, 2014 meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

**OLD BUSINESS**

**Jason Adkins (RZ-14-005)**

Mr. Wiley reminded Commission members that a public rezoning meeting was held on September 8, 2014 for a proposed map amendment for property located at 9920 Crystal Falls Drive. The applicant is proposing a change in zoning from the current RV (Rural Village) to RB-N (Rural Business New) district. Ms. Baker noted that follow-up information incorrectly stated that all uses for the RB-N district would be allowed if the property were to be rezoned. However, if the rezoning is approved by the Board of County Commissioners, it would be contingent on the use which is currently proposed on the property (an automotive repair business). In accordance with the Zoning Ordinance, if the business wants to expand or change its use, a site plan would be required. Mr. Lindley noted that additional comments have been received since the public rezoning meeting, all of which were provided to Commission members.

**Vote:** The Vice Chairman called for a vote to recommend approval of the rezoning request to the Board of County Commissioners. By unanimous vote of all members present, the Planning Commission recommended approval.

**RZ-14-003 Text Amendment**

Ms. Baker presented for recommendation the proposed text amendment to correct clerical errors in Article 21, Section 21.3(d) and Article 22, Sections 22.93 (a) and (b) of the Washington County Zoning Ordinance. The proposed text amendments were heard during the Planning Commission's public rezoning meeting held on September 8, 2014. No public comments were received during or after the public meeting.

**Vote:** The Vice Chairman called for a vote to recommend approval of the rezoning request to the Board of County Commissioners. By unanimous vote of all members present, the Planning Commission recommended approval.

**OTHER BUSINESS**

**Ronald Leggett (S-08-020)**

Mr. Lung presented an extension request for the preliminary/final subdivision plat for Lots 4 and 5 of the Leggett subdivision located on the north side of Monroe Road. He noted that Section 310 of the Subdivision Ordinance requires a two year time frame for the review and approval of preliminary subdivision plats. If a plat is not approved within two years, the Planning Commission may grant an extension of time. Mr. Lung briefly explained the circumstances leading up to the applicant's request for this extension. He noted that the plat has expired; however, the Planning Commission may re-activate the plat in order for the approval process to continue. Mr. Lung stated that since the expiration of the plat, new Forest Conservation Ordinance regulations went into effect which significantly increased the payment-in-lieu fee. The plat previously met all express procedure requirements in order to allow the payment-in-lieu option. If the plat is re-activated, the previously approved payment-in-lieu fee would be grandfathered in. Mr. Lung noted that a Forest Stand Delineation, which is in effect for a period of 5 years, was approved in March 2008. If the Planning Commission decides to re-activate the plat, he recommends that it be contingent upon the consultant providing a letter indicating that nothing has changed with regard to the Forest Stand Delineation.

**Discussion and Comments:** Mr. Ed Schreiber of Frederick, Seibert & Associates, the consultant, provided a more detailed explanation of the reasons for the expiration of the plat.

- Mr. Bowen asked if the owner is prepared to move forward with the project at this time. Mr. Schreiber stated that the owner is ready to move forward. Mr. Bowen stated that if the owner does not move forward and the plat expires again, he would not be in favor of granting another extension request.

**Motion and Vote:** Mr. Bowen made a motion to grant a one year extension contingent upon an update of the Forest Stand Delineation in accordance with the Forest Conservation Ordinance. The motion was seconded by Mr. Reeder and unanimously approved.


#### **UPCOMING MEETING**

1. November 3, 2014, 7:00 p.m., regular Planning Commission meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

#### **ADJOURNMENT**

Mr. Bowen made a motion to adjourn the meeting at 7:28 p.m. The motion was seconded by Mr. Kline. So ordered by the acting Chairman.

Respectfully submitted,

  
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Terry Reiber, Chairman