

WASHINGTON COUNTY PLANNING COMMISSION
July 6, 2015

The Washington County Planning Commission held its regular meeting on Monday, July 6, 2015 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: Chairman Terry Reiber, Clint Wiley, Dennis Reeder, and Ex-officio Leroy E. Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Justin Lindley, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting –Tim Lung, Chief Planner; Lisa Kelly and Cody Shaw, Senior Planners.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Wiley made a motion to approve the minutes of the June 1, 2015 meeting minutes as presented. The motion was seconded by Mr. Reeder and unanimously approved.

OLD BUSINESS

RZ-15-003 Text Amendment

Motion and Vote: Mr. Reeder made a motion to approve the proposed text amendment. The motion was seconded by Mr. Wiley.

Amended Motion and Vote: Mr. Reeder amended the motion to approve the proposed text amendment to include the old PUD (Planned Unit Development) language. The motion was seconded by Mr. Wiley and unanimously approved.

NEW BUSINESS

PRELIMINARY PLAT/SITE PLAN

Emerald Pointe PUD, Phase 3, Section 1 (PSP-14-001)

Ms. Kelly presented for review and approval a preliminary plat/site plan for Emerald Pointe PUD, Phase 3, Section 1 located along the east side of Marsh Pike. The site is currently zoned RT (PUD) - Residential Transition with a Planning Unit Development overlay. The developer is proposing to create 17 lots, one single-family lot and 16 semi-detached lots on 4.5 acres. The semi-detached lots will range from 5,800 to 9,300 square feet and the single family lot will be 10,500 square feet in size. All lots will have access to new county streets. Public water and sewer will service these lots. Street lighting and sidewalks will be installed along the front of the lots. The projected build out of this site is two to three years. Bradford Pear trees will be planted along Emerald Pointe Drive. Forest Conservation requirements were previously met with the recordation of a final plat for Phase 1A and an additional .42 acres will be preserved and/or planted during development of future sections of the Emerald Pointe PUD. All approving agencies have submitted their approvals. Ms. Kelly stated that if the preliminary plat/site plan is approved, the next step would be the submission of a final plat, which requires only staff approval unless there are major changes.

Motion and Vote: Mr. Reeder made a motion to approve the preliminary plat/site plan as presented. The motion was seconded by Commissioner Myers and unanimously approved.

OTHER BUSINESS

Comprehensive Plan Update

Ms. Baker announced that the Comprehensive Plan website was presented to the Board of County Commissioners on June 30th and is now live. An article was published in the Herald Mail over the past weekend and an interview has been scheduled with WHAG television for July 7th. Ms. Baker discussed the upcoming Stakeholder and general public meetings. She also discussed the meetings that are planned with the municipalities' Planning Commissions and/or Mayor and Council. Sign-up sheets for all meetings were distributed to members. Members and staff discussed the differences between towns with growth areas and those without growth areas. Ms. Baker distributed information regarding the basic concepts of the Comprehensive Plan which include growth management and the type of growth we expect. She discussed population, housing and employment projections. Members briefly discussed the impacts on sewer and water capacity. Mr. Goodrich noted that the Water Resources element will be re-evaluated throughout the Comp Plan update process. Ms. Baker presented a chart showing the changes in land use since the last Comp Plan update. There was a brief discussion with regard to the facilitation of the upcoming meetings.

Public Comment: Mr. Dan Kaminsky of 13136 Hepple White Circle, Hagerstown, MD requested information regarding the proposed text amendment (RZ-15-003) submitted by Mr. Wilkinson of Divelbiss & Wilkinson. This information will be forwarded via e-mail.

ADJOURNMENT

Commissioner Myers made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Mr. Wiley and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, August 3, 2015, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

Respectfully submitted,



Terry Reiber, Chairman