

WASHINGTON COUNTY PLANNING COMMISSION
February 1, 2016

The Washington County Planning Commission held its regular meeting on Monday, February 1, 2016 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, Andrew Bowen, Jeremiah Weddle and Leroy Myers, Jr., BOCC ex-officio. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review - Tim Lung, Deputy Director; and Lisa Kelly, Senior Planner.

CALL TO ORDER

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

MINUTES

Staff requested a clarification on the motion to approve the site plan for Hospice of Washington County Doey's House (SP-15-036) which was presented at the January 4, 2016 meeting. By consensus, the Planning Commission re-stated the intent of the motion and requested that the minutes be amended to reflect same. The amended minutes will be presented to the Planning Commission during the March 7th meeting.

NEW BUSINESS

PR Valley Limited Partnership (SV-16-001)

Ms. Kelly presented for review and approval a modification request for PR Valley Limited Partnership for property located along the northwest side of Massey Boulevard and the interior street at the Valley Mall. The developer is proposing the subdivision of Lot 4 and Lot 4A; both lots will be used for retail or commercial businesses. Lot 4A will contain 0.5 acre and the remaining lands on Lot 4 will be 1.04 acres in size. Access to the proposed Lot 4A will have access on the interior street only. The developer is requesting a modification from Section 405.11B(a) of the Subdivision Ordinance which requires all newly subdivided parcels to have access onto a public road.

Discussion and Comments: Mr. Bowen asked if Lots 4 and 4A have denied public access along any of the properties' frontage. Ms. Kelly stated there is no denied access for either lot. Mr. Steve Cvijanovich of Fox & Associates, Inc., the consultant, stated that Lots 3 and 6 [shown on the plat] were denied access to Massey Boulevard, while shown on the plat as such. Mr. Bowen expressed his opinion that access should be from the interior roundabout area, which is the existing private access road serving the hotel, versus Cole Road and Massey Boulevard. Mr. Wiley concurred with this opinion. Mr. Weddle expressed his concern with regard to access on the roundabout and believes it could be confusing for drivers.

Motion and Vote: Mr. Bowen made a motion to approve the proposed subdivision subject to denied access to public roads with the exception of the egress round about lane (the existing private road serving the hotel). The motion was seconded by Mr. Weddle and unanimously approved.

Seth and Annette Eby (SV-16-003)

Ms. Kelly presented for review and approval a modification request from Section 405.2A of the Washington County Subdivision Ordinance for Seth and Annette Eby for property located along the south side of Reiff Church Road. The property is currently zoned A(R) - Agricultural Rural. A preliminary/final subdivision plat is currently being reviewed by the Department of Plan Review for Parcel A. The applicant is proposing to create a two acre lot off of their 24 acre parcel for the Reiff Mennonite Church to use for additional parking only. The proposed access into Parcel A would be approximately 50 feet from an adjacent access which is an existing lane [owned by Meyers]. The proposed frontage of the parcel is 175 feet; therefore the 300 foot access separation requirement could not be met. Reiff Church Road is classified as a major collector in the County's Highway Plan.

Discussion and Comments: Mr. Ed Schreiber of Frederick, Seibert & Associates, the consultant, stated that the church is proposing to use this parcel for occasional overflow parking; however, they would like to have access onto Reiff Church Road for future use. Church members would use the existing lane [Meyer's property] to cross from the parking lot to the church. Mr. Schreiber believes that Mr. Meyers would be amiable to granting an easement across the lane for the church. Sight distance for the parcel has been determined to be adequate.

Motion and Vote: Mr. Wiley made a motion to approve the modification contingent upon obtaining an easement across the lane [owned by Meyers] from the parking lot to the church. The motion was seconded by Commissioner Myers and unanimously approved.

SUBDIVISIONS

Freedom Hills, Phase III, Lots 100-165 (S-15-022)

Ms. Kelly presented for review and approval a preliminary/final plat for Freedom Hills, Phase III, Lots 100-165 as well as a preliminary/final Forest Conservation Plan. The subject site is located along the north side of Garden View Drive just west of Maugansville across from the Garden Spot subdivision. The property is currently zoned RT (Residential Transition). The developer is proposing to create 42 semi-detached, age-restricted lots and 26 single-family lots for a total of 68 lots on 22 acres. There will be no remaining lands for development. All lots will have access via proposed public streets and will be served by public water and sewer. Forest Conservation Ordinance requirements will be met by retaining 1.79 acres of existing forest, planting 0.49 acres of trees, and making a payment in lieu for 0.6 acres in the amount of \$7,971.48. Ms. Kelly stated that the developer will sign an agreement to meet APFO requirements for roads and prior to final plat approval, the developer shall initially pay \$15,600. The developer will also pay \$1,500 for each of the 68 lots at the time of individual lot development, which will be required prior to the issuance of a building permit. This meets the total APFO obligation for roads in the amount of \$117,600. The Maugansville Elementary School is over capacity and the Alternate Mitigation Contribution (AMC) will be used to meet the APFO School mitigation. The age-restricted lots are exempt from the school section of the APFO; and therefore, will not be included in the APFO mitigation for schools. A total of \$96,975.40 will be required to meet this obligation. All agency approvals have been received except from the Washington County Soil Conservation District and Washington County Health Department. The developer is requesting that the semi-detached lots be platted separately in order that development can start in this phase.

Motion and Vote: Mr. Bowen made a motion to approve the subdivision plat and Forest Conservation Plan contingent upon all agency approvals. The motion was seconded by Commissioner Myers and unanimously approved.

SITE PLANS

Chili's Restaurant (SP-15-046)

Ms. Kelly presented for review and approval a site plan for Chili's Restaurant located south of Railway Lane and along the south side of Halfway Boulevard adjacent to the Holiday Inn Express. The property is currently zoned BG – Business General. The developer is proposing to construct a restaurant on the 7.9 acre parcel. The proposed restaurant will be on the same parcel as the Holiday Inn Express. The building will be 6200 square feet in size and 25 feet in height. There will be one access into the interior of the site. The site will be served by public water and sewer. Parking required is 91 spaces and 95 spaces will be provided. Several parking spaces will be labeled "take-out only". The dumpster will be located adjacent to the building. There will be two freight and delivery trucks per day. There will be 50 to 60 employees. Hours of operation will be Monday thru Thursday 11:00 a.m. to 11:00 p.m., Friday and Saturday 11:00 a.m. to 12:00 a.m., and Sunday 11:00 a.m. to 10:00 p.m. Lighting will be pole and building mounted; a free standing sign 35 feet in height will be located in the southeast corner of the parcel. Various landscaping will be provided around the building. Forest Conservation Ordinance requirements for this parcel were met with the approval of the site plan in 2000 for the Holiday Inn Express. All agency approvals have been received.

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

OTHER BUSINESS

Staff Approvals

Mr. Lung reported that 32 new submittals were processed by the Department of Plan Review with approximately 75% of those being grading, utility, and entrance plans associated with building permits. Approvals were granted for 7 subdivisions and site plans including minor site plans for Miller's Farmstead located along Route 40, and improvements at the Yogi Bear Jellystone Campground.

Comprehensive Plan Update

Binders were distributed to the Planning Commission members containing information and data collected to date, which includes: a list of all State land use goals, the County's Mission Statement, and the current Comprehensive Plan goals; the Goals and Objectives; summaries of all meetings we have held to date; and survey results from surveys posted on-line, approximately 200 responses were received. Ms. Baker reported that presentations have been made to several organizations including the Maryland Municipal League, the Economic Development Commission, Leadership Washington County, Hagerstown Community College's President's Cabinet, and the Homebuilders Association. More presentations are scheduled with the Homebuilder's Association Land Council, Board of Education Facilities Committee, the Rotary Club, and the Maugansville Ruritan.

Discussion: There was a brief discussion on community outreach efforts and how to get the public more involved by using methods such as individual mailings or robo-calls.

Ms. Baker noted that the first focus should be on the Goals and Objectives for the Plan. Currently, the Plan has four main goals, which mimic the Mission Statement for the County. She then posed the following questions to the Commission members:

1. Do we need to change these goals and objectives? [We briefly reviewed the current goals and objectives.]
2. What do we want to accomplish? What are we doing right? What are we doing wrong?

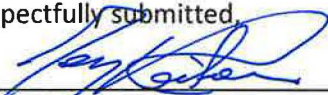
Ms. Baker encouraged members to review the survey results and choose one result that surprises them.

Commission members decided to hold a Workshop meeting on Monday, February 22, 2016 at 3:00 p.m.

ADJOURNMENT

Mr. Wiley made a motion to adjourn the meeting at 9:00 p.m. So ordered.

Respectfully submitted,



Terry Reiber, Chairman

UPCOMING MEETINGS

1. Monday, March 7, 2016, 7:00 p.m., Planning Commission regular meeting, 100 West Washington Street, Room 255, Hagerstown, Maryland