

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
February 6, 2017**

The Washington County Planning Commission held a regular meeting on Monday, February 6, 2017 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, Andrew Bowen, David Kline and BOCC Ex-Officio Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director 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

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the January 9, 2017 regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved with Commissioner Myers abstaining from the vote.

NEW BUSINESS

-SITE PLANS

Mennonite Home (SP-16-033)

Ms. Kelly presented for review and approval a site plan for the proposed Mennonite Home located along the west side of Maugansville Road, south of its intersection with Shawley Drive. The property is currently zoned RT (Residential Transition). The owners are proposing to construct a 21,000 square foot, one story nursing home with a proposed height of 24 feet, which will replace the existing two-story facility located on the 5.8 acre parcel as the resident care facility. The existing two story building will become administrative offices. There are 55 beds proposed. Two access points are proposed. The site will be served with public water and public sewer. The facility will operate 24 hours/day, 7 days/week with visitation from 8:00 a.m. to 8:00 p.m. daily. There will be three employee shifts, with a maximum of 6 employees per shift. Required parking is 17 spaces and 24 spaces will be provided. The nursing home will be constructed in two phases. The first phase will be 17,000 square feet with 33 beds; phase two will contain 18 beds in 3,400 square feet of space. A screened dumpster will be located to the rear of the building. Site lighting will be building and pole mounted. There will be one ground mounted sign on the site. Bio-retention ponds will be used for storm water management measures and will be planted with plants and shrubs. Forest Conservation Ordinance requirements will be met by on-site planting of trees in the amount of .45 acres, using the landscape credit provision allowed per the Forest Conservation Ordinance. 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. Reeder and unanimously approved.

-OTHER BUSINESS

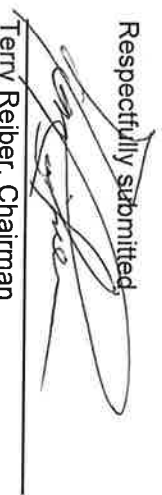
Update of Staff Approvals

Mr. Lung reported that 27 new submittals were received by the Department of Plan Review during the month of January. Submittals included the following: Engineering/Permitting review - 14 reviews for entrance, grading and utility permits; Development Plan review –3 standard grading plans, 1 site specific grading plan and 2 two-year updates; Land Use review – 2 Forest Stand Delineations, 1 subdivision replat; 1 site plan for Sunbelt Rentals on Crayton Boulevard. and a request for a preliminary consultation on a townhouse development off of Arnett Drive. Plan approvals were issued for 16 plans including a Forest Stand Delineation, a Forest Conservation Plan, 3 simplified plats, 4 minor subdivision plats, 2 replats, 3 minor site plans.

ADJOURNMENT

Mr. Bowen made a motion to adjourn meeting. The motion was seconded by Mr. Kline and so ordered by the Chairman.

Respectfully submitted,


Terry Reiber, Chairman