

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
September 11, 2017**

The Washington County Planning Commission held a regular monthly meeting on Monday, September 11, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, B. J. Goetz, Jeremiah Weddle, Denny Reeder, and Ex-Officio Commissioner Leroy Myers. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting – Tim Lung, Director and Cody Shaw, Chief of Plan Review.

CALL TO ORDER

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

MINUTES

Motion and Vote: Commissioner Myers made a motion to approve the minutes of the August 7, 2017 public information meeting and regular meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

NEW BUSINESS

SITE PLANS

Hopewell Station (SP-17-012)

Mr. Shaw presented for review and approval a site plan for Hopewell Station located along the southwest side of Hopewell Road. The property is currently zoned RM (Residential, Multi-family). The applicant is proposing a 60 unit apartment complex on 8.48 acres. There will be five apartment buildings and a community center on the site. Solid waste will be handled through multiple screened dumpsters on site. Total parking required is 138 spaces with four recreational vehicle spaces; a total of 142 spaces will be provided. Proposed impervious area for the site is 29%. The site is served by public water from the City of Hagerstown and public sewer from Washington County. Storm water management will be handled via storm water bio-retention ponds. Forest Conservation requirements will be met via on-site retention and a payment-in-lieu of planting. Approvals have been received from the following agencies: Washington County Addressing, Washington County Board of Education and the Soil Conservation District. Revisions have been submitted to and approvals are pending from the following agencies: Washington County Engineering – Plan Review, Washington County Health Department, Forest Conservation, City of Hagerstown Water Department, Washington County Water Quality, and Washington County Land Use – Plan Review.

Discussion and Comments: Mr. Bowen made an inquiry regarding the road mitigation fee. Mr. Andrew Wilkinson, Divelbiss & Wilkinson, legal counsel for the applicant, stated that a road mitigation fee has been negotiated with the County as part of the APFO requirements. In addition, school mitigation will also be required; the applicant will utilize the Alternative Mitigation Contribution. The contribution for schools will be approximately \$128,000.

Motion and Vote: Mr. Weddle made a motion to grant staff the authority to approve the site plan pending receipt of all agency approvals. The motion was seconded by Mr. Goetz and unanimously approved.

Maryland Fiberglass (SP-17-022)

Mr. Shaw presented for review and approval a site plan for Maryland Fiberglass located along the east side of Governor Lane Boulevard. The property is currently zoned P1 – Planned Industrial. The applicant is proposing to construct a 30,266 square foot addition for the manufacturing of fiberglass sheets and storage on a 15 acre parcel. Hours of operation will be 24 hours per day, 7 days per week. There will be a total of 45 employees working three shifts (15 employees per shift). Total parking required is 24 spaces; 27 parking spaces will be provided. The overall site impervious area is 44.6%. The site is served by public water from the City of Hagerstown and public sewer from Washington County. Storm water will be handled via impervious area reduction and a grass swale. Forest Conservation Ordinance requirements were previously addressed under the Forest Conservation Master Plan for the Industrial Parks owned by the Hagerstown Industrial Foundation, Inc. The Soil Conservation District has approved the plan. Revisions have been submitted to and approvals are pending from the following agencies: Washington County Health Department, Washington County Land Use – Plan Review, Washington County Engineering – Plan Review, City of Hagerstown Water Department, Washington County Addressing, Washington County Water Quality, and the Soil Conservation District.

Discussion and Comments: Mr. Lung noted that the plan is being presented this evening without full agency approvals because this is considered a "fast-track" project.

Motion and Vote: Commission Myers made a motion to grant staff the authority to approve the site plan pending receipt of all agency approvals. The motion was seconded by Mr. Weddle and unanimously approved with Mr. Goetz abstaining from any discussions and the vote for approval.

-OTHER BUSINESS

Sharpsburg Elementary School

Mr. Lung presented for review and approval a parking determination for the proposed new Sharpsburg Elementary School. In accordance with Section 22.12 of the Zoning Ordinance, a detailed parking analysis and study was prepared and submitted for Planning Commission approval because the Zoning Ordinance requires such a study for this use.

Discussion and Comments: Mr. Paul Crampton of MK Consulting Engineers, LLC was present at the meeting and briefly explained the parking analysis and study. He stated that the analysis was based on a comparison of other schools recently completed, in this case, the Jonathan Hager Elementary School, which has a comparable number of staff members and student rated capacity. The Jonathan Hager school currently has 86 parking spaces; 94 spaces are proposed for the Sharpsburg Elementary School. Mr. Chad Criswell with the Washington County Board of Education stated that Sharpsburg currently has 48 parking spaces.

Mr. Wiley expressed his opinion that 94 parking spaces may not be adequate because the school will have a full-size gym that can be rented to host sporting events. Mr. Criswell stated that the Maugansville Elementary School, which opened in 2009, is a larger school than the proposed Sharpsburg school which will have approximately the same number of parking spaces. He noted that during school events, parking will be permitted along the bus loading area and on the paved play area. Discussions with school staff and the principal at Sharpsburg have focused on ways to control the number of people visiting the school at one time. Commissioner Myers suggested that additional overflow parking could be accommodated along one side of the southernmost access road during large events.

Mr. Goetz made an inquiry regarding the number of entrances and the flow of traffic picking up children after school. Mr. Criswell explained how this would be handled with the assistance of the school staff.

Motion and Vote: Commissioner Myers made a motion to approve the parking determination for the proposed Sharpsburg Elementary School as presented. The motion was seconded by Mr. Goetz and unanimously approved.

Update of Staff Approvals

Mr. Lung reported the following for the month of August: Land Development/Permit review – 6 entrance permits; 1 flood plain permit; 8 grading permits; 1 non-residential ag certificate; 1 non-residential commercial permit; 2 utility permits; Land Development Plan Review – 2 preliminary subdivision plats (Villas at Gateway, Paradise Heights Section B); 2 site plans (Maryland Fiberglass, Atlantic Homes); 2 site-specific grading plans (Westfields); 3 standard grading plans; 2 traffic impact studies (proposed restaurant site on east side of Sharpsburg Pike, commercial development in the City); Approvals issued: 2 simplified subdivision plats; 1 residential replat; 4 Forest Stand Delineation; 3 site specific grading plans; 1 preliminary/final subdivision plat; 5 site plans (City/County landfill gas mitigation control system, Bowman Cornfield, expansion of Bowman Truck Terminal, parking area for Merkle Response, parking lot addition for A C & T on Virginia Avenue) and 3 red-line revisions (Ringgold Church of Christ, Yogi Bear Campground, minor landscaping revision to Sunbelt Rentals off Crayton Boulevard).


UPCOMING MEETINGS

1. Monday, September 18, 2017, 6:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Circuit Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland
2. Monday, September 25, 2017, 6:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Circuit Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland
3. Monday, October 2, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

ADJOURNMENT

Commissioner Myers made a motion to adjourn meeting at 7:35 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

Respectfully submitted,


Clint Wiley, Vice-Chairman