

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
March 2, 2026**

The Washington County Planning Commission held its regular monthly meeting on Monday, March 2, 2026 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Chairman, Jay Miller, Vice-Chairman, Terrie Shank, Laura Lane-Unsworth, BJ Goetz, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Interim Director; Misty Wagner-Grillo, Planner; and Debra Eckard, Office Manager; and Washington County Division of Public Works: Andrew Eshelman, Director.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the February 2, 2026 Planning Commission meeting as presented. The motion was seconded by Mr. Miller and unanimously approved.

SITE PLAN

Antietam Drive Water Trail Park [SP-25-009]

Ms. Wagner-Grillo presented a site plan for the proposed Antietam Drive Water Trail Park located at 458 Antietam Drive. The property is currently zoned RS (Residential Suburban) and is 1.49 acres in size. The County is proposing to install a public park with personal waterfront access to Antietam Creek as well as parking facilities, sidewalks and elevated wooden observation deck. Two existing road culverts and outfalls will be repaired due to erosion. The park will be open from dawn to dusk. A ground mounted sign and pole mounted lighting for security are proposed. A photometric plan was submitted showing no light spillage on existing roadways and adjacent properties from these lights. Six parking spaces are required; 11 spaces will be provided. Forest Conservation mitigation will be handled through on-site retention.

The applicant is requesting that the screening requirement be waived along the parking lot on Antietam Drive. A split rail fence is proposed in this area. There is a residential property across the street from the parking lot; however, the park will only be open from dawn until dusk each day. Gates are proposed to keep visitors from accessing the site during non-operating hours. Staff recommends approval of the request with the stipulation that if the hours of operation change or the use changes, screening would be required at that time.

Discussion and Comments: Mr. Wright suggested that parking face the creek to avoid light trespass onto the residential properties. Mr. Eshelman stated that this is the preferred layout to use the site most effectively due to grading, topography and traffic flow. Ms. Grillo noted there is an elevation change of four feet.

Motion and Vote: Mr. Goetz made a motion to approve the site plan without screening with the stipulation that if the hours of operation change or the use changes, screening would be required at that time. The motion was seconded by Mr. Miller and the motion passed 6-1 with Mr. Wright opposed.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of January including two preliminary/final plats and two site plans.

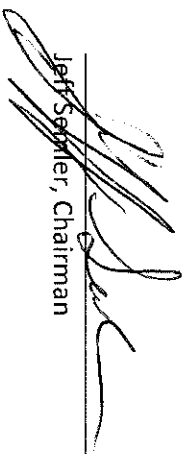
ADJOURNMENT

Mr. Miller made a motion to adjourn the meeting at 6:09 p.m. The motion was seconded by Ms. Lane-Unsworth and so ordered by the Chairman.

UPCOMING MEETINGS

1. April 6, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,



Jeff Seimier, Chairman