

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 7, 2019**

The Washington County Planning Commission held its regular monthly meeting on Monday, January 7, 2019 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Commission members present at the meeting were: Clint Wiley, Andrew Bowen, Jeremiah Weddle, Denny Reeder, Robert Goetz, Jr. and Ex-Officio Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Stephen Goodrich, Director; Jill Baker, Deputy Director; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Ashley Holloway, Director, and Cody Shaw, Chief of Plan Review.

CALL TO ORDER

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

-NEW BUSINESS

MINUTES

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the December 3, 2018 meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved with Commissioner Wagner abstaining from the vote.

MODIFICATIONS

Paul and Paula Rhoderick [OM-18-011]

Mr. Shaw presented for review and approval a modification request to allow the 10,000 square foot septic reserve area for proposed lot 4 to be placed onto adjacent remaining lands. Section 307.2.E of the Washington County Subdivision Ordinance requires that each subdivided lot not connected to public sewer have a 10,000 square foot septic reserve area. The property will have an access easement to access the lot and the septic reserve area. The property is located at 10523 White Hall Road and is currently zoned A(R) – Agricultural Rural. All reviewing agencies had no comment or objection to the request with the exception of the Health Department which is requiring that the septic reserve area for Lot 4 be labeled for an at-grade mound system only and that the well needs to be drilled and located on the plat prior to approval.

Discussion and Comments: Mr. Weddle noted that this farm is in the Next Generation Farmer program. Mr. Schreiber of Frederick, Seibert & Associates, the consultant, stated that the 1.72 acres for the house and septic reserve area will be taken out of the easement area for the program.

Motion and Vote: Mr. Reeder made a motion to approve the request as presented. The motion was seconded by Mr. Goetz and unanimously approved.

SITE PLANS

Kelly Moore Sheds [SP-18-038]

Mr. Shaw presented for review and approval a site plan for Kelly Moore Sheds located along the south side of Virginia Avenue. The property is approximately .41 acres and is currently zoned BL (Business Local). The applicant is proposing a shed sales business in addition to a BBQ food truck and retail sale area of seasonal fruits and vegetables. The hours of operation will be as follows: Kelly Moore Sheds, Monday – Sunday 9 am to 5 pm; food truck, Monday – Sunday 9 am to 5 pm; and retail fruits/vegetables, April – December, Saturday 10 am to 2 pm and Wednesday 4 pm to 7 pm. Total required parking spaces is 14; total parking provided will be 14 spaces. The site is served by public water from the City of Hagerstown and public sewer from Washington County. This site is exempt from storm water management requirements because there is less than 5,000 square feet of disturbance. The site is also exempt from Forest Conservation Ordinance requirements because there is less than 20,000 square feet of disturbance. Approvals have been received from Land Use Planning, Addressing and Engineering. The current revision is still being reviewed by the City of Hagerstown Water Department, Health Department, Soil Conservation District, Maryland State Highway Administration, and Washington County Department of Water Quality; approvals from these agencies are pending.

Discussion and Comments: Mr. Bowen asked if the applicant would be using the current access with improvements. Mr. Shaw stated the site currently has two access points; however, one will not be used.

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

FOREST CONSERVATION

Sharpsburg Pike Retail [FS-18-025]

Mr. Allen presented for review and approval a variance request from Article 8.2.D(1) of the Washington County Forest Conservation Ordinance for the removal of specimen trees. The property is located along the west side of Sharpsburg Pike and encompasses five single-family parcels that are approximately ¼ acre in size each. The properties are currently zoned HI (Highway Interchange). A simplified Forest Stand Delineation has been submitted which shows no forest on this site but does show two specimen trees. One is a 48" and one is a 50" Silver Maple. Specimen trees are defined in the Ordinance as "trees that are larger than 30" in diameter at breast height or 4 ½ feet off the ground". Specimen trees are prioritized for protection under Article 8.2 of the Forest Conservation Ordinance. If the variance is granted, the applicant could use the express procedure to mitigate forest conservation requirements. The applicant contends that without this variance being approved, the site will be undevelopable because protection of the critical root zone for those trees will cover most of the site. If the variance is approved, the Department of Natural Resources will be notified so they can determine if the approval was granted in the spirit of the Ordinance.

Discussion and Comments: Mr. Bowen asked if any plans have been submitted for approval on this site. Mr. Allen stated that no plans have been submitted and the site plan will be reviewed by the Planning Commission at some point in the future.

Motion and Vote: Mr. Bowen made a motion to approve the variance for the removal of two specimen trees as presented. The motion was seconded by Mr. Reeder and unanimously approved.

-OTHER BUSINESS

Update of Staff Approvals

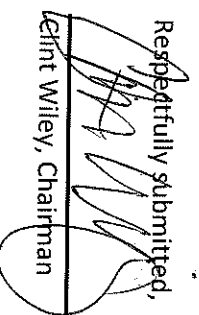
Mr. Shaw introduced the new Director of Plan Review and Permitting, Mr. Ashley Holloway. Mr. Shaw reported the following for the month of December: Land Development/Permit reviews: 9 entrance permits, 5 grading permits, and 1 flood plain permit. New submittals for Subdivision/Land Development: 1 town plan for Boonsboro; 1 storm water concept plan, 3 forest stand delineations, 1 ordinance modifications, 4 subdivision replats, 1 red-line revision, 4 site plans and 1 simplified plat. Approvals for Land Development: 1 preliminary/final plat with an associated forest stand delineation, 3 site plans (Neil's Auto Body addition, Sharpsburg Elementary School and Rockdale Solar) and 4 site plan red line revisions (Shops at Sharpsburg Pike, Emerald Pointe PUD commercial signage, Emerald Pointe PUD change in building footprint, Interstate Battery).

-ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

-UPCOMING MEETINGS

1. Monday, February 4, 2019, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD 21740

Respectfully submitted,

 Clint Wiley, Chairman