

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 3, 2019**

The Washington County Planning Commission held its regular monthly meeting on Monday, June 3, 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, Denny Reeder, Andrew Bowen, and Jeremiah Weddle. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Deputy Director, and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Cody Shaw, Chief of Plan Review; and Lisa Kelly, Senior Planner.

CALL TO ORDER

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

-NEW BUSINESS

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the May 6, 2019 meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

MODIFICATIONS

PR Valley Limited Partnership [OM-19-003]

Mr. Shaw presented for review and approval a modification request to allow the creation of three lots without public road frontage. Section 405.11.B of the Washington County Subdivision Ordinance states that every lot shall about a minimum of 25 feet and have access to a public road. The three proposed lots have existing businesses located on them (Olive Garden, Firestone, Golden Corral). The purpose of this modification is to create a standalone lot for each of these businesses. If the modification request is approved, a subdivision plat will be submitted for approval. All approving agencies have reviewed the request and have no objection or comments. The owner is requesting that, if the modification request is approved, staff be given the authority to approve the final plat.

Motion and Vote: Mr. Reeder made a motion to approve the modification request and to grant staff the authority to approve the final plat pending receipt of all agency approvals. The motion was seconded by Mr. Weddle and unanimously approved.

SITE PLANS

GTR Auto Transport [SP-19-011]

Ms. Kelly presented for review and approval a site plan for a proposed 4,120 square foot truck terminal with maintenance shop. The property is located at 13535 Label Lane and is currently zoned HI (Highway Interchange). There will be 4 employees on the site. Hours of operation will be Monday thru Friday, 9 a.m. to 6 p.m. Total parking required for cars is 11 spaces; 11 spaces will be provided. There will be 12 truck parking spaces provided for the future. The site will be surrounded by an 8 foot chain link fence with a gate at the entrance onto Label Lane. Trash will be collected inside the facility. Signage will be building mounted; lighting will be building and pole mounted. Landscaping is proposed for the bio-retention ponds. Forestation was previously addressed during the subdivision which occurred in 2004.

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

OTHER BUSINESS

Update of Staff Approvals

Mr. Shaw presented the following update for May: Land Development – 1 forest stand delineation; 5 site plans, 2 storm water management concept plans, 1 ordinance modification, 3 preliminary/final plats, 1 preliminary consultation, 2 simplified plats, 3 standard storm water management plans, 11 standard

grading plans, 10 red-line revisions; Permits – 19 grading permits, 28 entrance permits, 3 utility permits and 1 flood plain permit.

Forest Conservation

Ms. Baker reported that Washington County now has approximately 25 years of history in forest conservation efforts. Recently there have been some issues relative to compliance. Most of the issues are failure to plant trees within the time limits specified in the Ordinance, which is two planting seasons after final approval of a project. Other issues are relative to forest easements established on the back of properties and owners are using these easements for activities inappropriately. In the near future, staff will be discussing the use of non-compliance fees with the Commission.

Discussion and Comments: There was a brief discussion regarding the monitoring of these easements, which is currently on a three year cycle. When a non-compliance activity is discovered, staff sends three letters to the property owners seeking cooperation to bring the easement back into compliance. Mr. Weddle expressed his opinion that a stricter policy should be enforced. Mr. Bowen concurred.

Land Preservation Program

There was a brief discussion regarding the retirement of the Rural Preservation Administrator, budgetary constraints, and the effects both could have on the County's land preservation goals.

Motion and Vote: Mr. Reeder made a motion for Mr. Weddle to attend and speak on behalf of the Planning Commission in support of filling the vacancy created by the retirement of the Rural Preservation Administrator at the Board of County Commissioners' budget public hearing on June 4th. The motion was seconded by Mr. Bowen and unanimously approved.

Election of Officers

Motion and Vote: Mr. Reeder made a motion to elect Mr. Wiley as Chairman and Mr. Bowen as Vice-Chairman for the upcoming year. The motion was seconded by Mr. Weddle and unanimously approved.

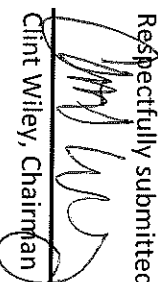
-ADJOURNMENT

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

-UPCOMING MEETINGS

1. Monday, July 1, 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