

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 9, 2023**

The Washington County Planning Commission held its regular monthly meeting on Monday, January 9, 2023 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: Clint Wiley, Chairman, Denny Reeder, BJ Goetz, Jeff Semler, Teresa Shank and Ex-officio Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Lisa Kelly, Senior Planner; and Debra Eckard, Administrative Assistant.

CALL TO ORDER AND ROLL CALL

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

MINUTES

Motion and Vote: Mr. Semler made a motion to approve the minutes of the November 7, 2022 meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

OTHER BUSINESS

Sharpsburg Pike Retail [S-19-035]

Ms. Kelly presented for review and approval a one-year extension request for the subdivision replat of property located at 10324 Sharpsburg Pike. The applicant is requesting the extension because the planned uses for the site need to be changed based on a change in the end user (the project will remain commercial and in compliance with current zoning).

Motion and Vote: Mr. Reeder made a motion to approve the one-year extension request as presented. The motion was seconded by Mr. Semler and unanimously approved.

Stoner Family Farms Lots 1 and 2 [S-20-034]

Ms. Kelly presented for review and approval a one-year extension request for the subdivision plat of property located at 17904 College Road. The applicant is requesting the extension due to a delay in obtaining a perc test required by the Health Department.

Motion and Vote: Mr. Semler made a motion to approve the one-year extension request as presented. The motion was seconded by Mr. Goetz and unanimously approved.

Update of Projects Initialized

Ms. Kinzer provided a written report for the land development plan review projects initialized during the first 3 weeks of November (prior to the cybersecurity incident that the County experienced on Thanksgiving Day) including 5 site plans and 2 preliminary/final plats for residential development. She gave a brief update on the Accela Automation software and Electronic Plan Review (EPR) since the cybersecurity incident. We anticipate the re-launch of EPR on January 23rd.

Proposed Text Amendment


Ms. Baker began a discussion regarding a proposed text amendment for truck stops and warehouses.

Staff will be bringing a proposal to the Commission members in February. Members discussed requiring solar arrays on the roofs of warehouses, freight movement and the need for truck stops. After reviewing a document that was provided during the December public input meeting regarding these issues, it was decided that staff should invite someone from the Maryland Department of Transportation to discuss issues related to the interstate operations, the movement of freight and the need for additional truck stops. Members also discussed re-defining truck stops in the Zoning Ordinance.

ADJOURNMENT

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

Respectfully submitted,


Clint Wiley, Chairman