



DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

August 2, 2021, 7:00 PM

Washington County Administrative Complex
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. July 19, 2021 Planning Commission public information meeting and regular meeting minutes * **Discussion/Action**

OLD BUSINESS

1. **WS-21-001 Recommendation – Town of Hancock** – Proposed text amendment to the Washington County Water & Sewerage Plan to support the proposed upgrade and expansion of the wastewater treatment plant; **Discussion/Action**

OTHER BUSINESS

1. **Demolition Permit Recommendation** – Proposed demolition of a 535 sq. ft. wash house/outbuilding (MIHP I-219); Property is located at 20342 Lehman's Mill Road; Planner: Meghan Jenkins * **Discussion/Action**
2. **Oak Ridge Investment LLC Truck Terminal** – Waiver request from Section 13.0 of the Washington County Zoning Ordinance from the requirement to provide public water and sewer facilities in an Industrial Restricted zoning district; Property is located at 55 West Oak Ridge Drive; Planner: Rebecca Calimer * **Discussion/Action**
3. **Update of Staff Approvals** – Ashley Holloway **Information/Discussion**
4. **Comprehensive Plan Update** – Final comments on Chapters 1-4; Review of Chapters 7, 8 and 9; Planners: Jennifer Kinzer and Wyatt Stitely **Discussion/Comment**

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, August 30, 2021, 7:00 p.m. – Washington County Planning Commission public rezoning information meeting and regular meeting

**a t t a c h m e n t s*

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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Tom Clemens
Edith Wallace
Ann Aldrich



Vernell Doyle
Gregory Smith
Michael Lushbaugh
Jeffrey A. Cline, BOCC Rep

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

To: Washington County Planning Commission

From: Washington County Historic District Commission

Date: July 13, 2021

Subject: Demolition Permit Review Background

Created in 1986, the HDC is comprised of 7 members appointed by the Board of County Commissioners with specific interest or knowledge in architecture, history or several other related fields. Two members must possess professional or academic training in architecture, history, architectural history or archaeology. While the HDC has some areas of limited approval or denial authority, such as the Antietam Overlay, the main purpose of the HDC is to provide recommendations and work collaboratively with citizens to maintain the historic landscape that Washington County enjoys.

In January of 1989, the Board of County Commissioners adopted a policy for review procedures for demolition permits. The intent of the policy was to provide both the HDC and Planning Commission an opportunity to review and comment on demolition permits involving properties on the Maryland Inventory of Historic Properties. Following that, in 1991, Washington County became a Certified Local Government (CLG) which is a federal-state-local partnership administered through the Maryland Historical Trust. As part of this process, the County reaffirmed its position to continue designation and protection of historic properties as well as public outreach. Demolition permits and their review are a metric reported as part of annual CLG reporting requirements. The main purpose behind review of demolition permits is to ensure the historical significance is brought to the attention of all interested parties and that the applicant has explored demolition alternatives, such as redesigning, incorporating, converting, relocating, salvaging or documentation. The HDC and Planning Commission can also work within existing programs and policies which may assist in these alternatives, such as tax credits or subdivision ordinance regulations specific to historic resources.

The Washington County Historic District Commission (HDC) encourages the retention of significant buildings, structures, sites, objects or other historic resources within the County continuing the long standing programs and policies listed above. The HDC understands that in situations of building code compliance, unsafe structures, heavily deteriorated buildings or fire damage, that partial or full demolition may be required. Demolition permits that meet the technical requirements of applicable codes are not denied by either the Planning Commission or the Historic District Commission and that is not the purpose of this review process. The HDC looks forward to a continued collaborative effort in the review site related changes which may affect historic resources in a continued commitment to the historic treasures of the County.



Washington County

M A R Y L A N D

DIVISION OF PLAN REVIEW & PERMITTING

Demolition Permit Application

CAH RECEIVED
MAY 18 2021

Plan Review/Permitting

Required Documents for Demolition:

- ☐ Plot plan/Site Plan showing location of structure being demolished
- ☐ Affidavit (if applicant differs from Property Owner)
- ☐ \$50.00 Flat fee

Job Address: 20342 Lehman's Mill Rd Hagerstown MD 21742

Contractor Name: _____

Property Owner Name: Myron J. Hege

License Number: _____

Property Owner Address: 20342 Lehman's Mill Rd
Hagerstown MD 21742
717-552-1533

Contractor Contact #: _____

Property Owner Contact #: 717-552-1533

Contractor Email: _____

Applicant: Myron J. Hege

Field Notification Name: _____

Applicant Address: 20342 Lehman's Mill Rd
Hagerstown MD 21742

Field Notification Contact #: _____

Applicant Contact #: 717-552-1533

Field Notification Email: _____

Applicant Email: none

Note: The field notification contact will receive all automatic notifications in relation to the permit such as issuance and inspection notifications

Upon issuance, would you like this permit mailed or issued for pickup? ☐ Mail ☒ Pick up

If mailing, to what address: _____

Please provide a detailed description of work being performed:

We want to remove this wash house because it is no longer necessary

I am attaching a drawing of the building location. I do not know if it is good enough for a plot plan. Call if you need anything else. Thanks

Square Footage of Structure: 535 1/2 Present use of structure: storage Prior use of structure: Wash house

Will the foundation of structure remain: ☐ Yes ☒ No

Applicant Signature: Myron J. Hege

Date: 5-18-21

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

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Historic District Commission Regular Meeting

New Business

Permit 2021-02166

20342 Lehman's Mill Road– Proposed demolition of 535 sqft wash house/outbuilding MIHP I-219

Meghan Jenkins



Recording & Streaming **LIVE!**



Press *6 to unmute

Historic District Commission Regular Meeting

Notes:

1. Structure is not easily visible from Lehman's Mill due to how far back the driveway the homestead is located (1700ft from roadway).
2. Owner will keep materials on site for later reuse on other projects
3. Owner states the building is no longer used for home/farm operations and would like to have more space on that side of the house for safe play/clearly visible for children



Recording & Streaming **LIVE!**



Press *6 to unmute













July 8th 2021

Rebecca Calimer, EIT, CFM
Chief of Plan Review, Division of Plan Review & Permitting
W. Baltimore Street
Hagerstown, MD 21740

Re: Oak Ridge Investment LLC Truck Terminal

This is a waiver request from the requirement to provide public water and sewer for a Truck Terminal located along the east side of Oak Ridge Place South of the Oak Ridge Drive.

Per zoning ordinance section 13.0 all new development in the IR zoning district shall be served by public water and sewer facilities. The Planning Commission may grant a waiver after consultation and advice from the Health Department. The Planning Commission shall also consider the following:

1. This is a small use that would require a single estimated daily use (EDU) or 200 gal/day.
2. The proposed septic and well is shown on the site plan in accordance with Health Department guide lines.
3. The nearest public utilities is located on the north side of Oak Ridge Drive near the round a bout buy the shopping center roughly 2,500 feet away.
4. There is no plan to extend public water or sewer in the foreseeable future.
5. The property is with the W-3 service area this allows well and septic per Washington County Health Department.
6. By granting of a waiver to allow the use of a private, on-site well or septic system is conditional upon the agreement to abandon the private system and connect to the public utility when it becomes available.
7. This lot meets the minimum lot size, setback, and yard requirements specified in Section 13.4 and 13.5. The lot dimensions also conform to all applicable minimum requirements affecting lot size, width, or separations imposed by the Washington County Health Department.
8. This lot is scheduled to be perc'd to relocate the existing plated septic areas. The existing septic areas to be vacated by a replat along with the existing property line separating the two lots.

Thank you

Adam J Hager

Adam Hager
Project Manager

