

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 2, 2021**

The Washington County Planning Commission held its regular monthly meeting on Monday, August 2, 2021 at 7:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: Clint Wiley, Robert Goetz, Denny Reeder, Jeff Semler, Jeremiah Weddle (arrived at 7:10 p.m.), and Ex-officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Deputy Director; Meghan Jenkins, GIS Coordinator; Wyatt Stitley, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Rebecca Calimer, Chief of Plan Review.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the July 19, 2021 Planning Commission public information and regular meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved.

OLD BUSINESS

Water & Sewerage Plan Amendment Recommendation [WS-21-001]

Mr. Wiley reminded members that a text amendment application to the Water & Sewerage Plan, submitted by the Town of Hancock, was heard during a public information meeting on July 19th. The proposed amendment to the County's Water & Sewerage Plan would support the proposed upgrade and expansion of the Town's wastewater treatment plant. No public comments were made during the public meeting and no comments have been received.

Motion and Vote: Mr. Semler made a motion to recommend, to the Board of County Commissioners, approval of the Water & Sewerage Plan text amendment as presented. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

OTHER BUSINESS

Demolition Permit Recommendation

Ms. Jenkins presented a demolition permit application for a 535 sq. ft. wash house/outbuilding, located at 20342 Lehman's Mill Road. This application was presented to the Historic District Commission (HDC) during its July 7, 2021 meeting. The building is a contributing structure of the historic farmstead which is described in the Maryland Historic Trust Inventory (MHP-1-219) as a defining representation of the Germanic heritage of the County. During the HDC meeting, the applicant stated that this particular building obstructs the view from the house to the barn and noted there is a cistern containing water inside the building which he believes poses a threat to the safety and well-being of the children living there. The building appears to be solid and in good shape. The HDC is opposed to the demolition of the structure and believes that it could be re-purposed and re-used.

Discussion and Comments: Mr. Wiley asked if the HDC offered any demolition alternatives to the applicant. Ms. Jenkins stated they did discuss options with the applicant, including moving the structure elsewhere on the property. However, because the structure is stone and brick, the applicant believes this alternative would be cost prohibitive. Ms. Jenkins stated that the applicant is receptive to alternatives and intends to salvage the materials to be used elsewhere on the site in the future.

Members discussed filling the cistern since this is a safety concern. Ms. Jenkins believes that would be part of the inspection process after demolition; however, she will make the applicant aware of the Commission's concerns.

Motion and Vote: Mr. Semler made a motion not to oppose the demolition permit application as presented. The motion was seconded by Mr. Weddle and unanimously approved.

Oak Ridge Investment LLC Truck Terminal

Ms. Calimer presented a waiver request from Section 13.6.f of the Washington County Zoning Ordinance from the requirement to provide public water and sewer facilities in an Industrial Restricted zoning district. The applicant is proposing a truck terminal on property located at 1432 and 1448 Oak Ridge Place.

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

Update of Staff Approvals

Ms. Calimer stated that a written report was sent to members, via e-mail, prior to the meeting. The report provided the following information for the month of July for Plan Review – Land Use: 5 site plans, 1 simplified plat, 1 final plat, 1 replat, 9 inspection and maintenance agreements, 9 standard grading plans, 1 APFO road adequacy, 1 county stormwater concept plan, and 3 stormwater standard plans.

Comprehensive Plan Update

Ms. Kinzer presented a brief summary of Chapters 1 – 4 which were previously given to members for review. Chapter 1 introduces the purpose, the legal basis and framework of the Comp Plan as well as a general history, timeline, and geography of the County. Chapter 2 focuses on the vision and goals for the County for the next 20 years. Chapter 3 discusses the goals that have been met which were included in the 2002 Comp Plan. Chapter 4 provides a general demographic profile of Washington County.

Discussion and Comments: Mr. Wiley expressed his opinion that these chapters were well-written. Mr. Semler believes the goals and objectives have been well-stated. Mr. Reeder stated he doesn't believe changes or additions are needed.

Consensus: The Planning Commission accepts Chapters 1 – 4 as the final draft.

Chapters 7, 8 and 9 were distributed to members at this meeting. Ms. Kinzer provided a brief overview of each of these chapters. Chapter 7 is the Housing Element, which as of June 1, 2020, is a requirement by the State for inclusion in all Comprehensive Plans. This chapter focuses on the quality of housing stock collected through December 31, 2019 for the final version of this Plan. Chapter 8 is the Transportation multi-modal transportation system and making connections of all types to improve the mobility of a citizens of Washington County. Chapter 9 is the Economic Development section. This section provides the economic history and profile of the County. A workforce analysis, employment projections and State objectives are listed as well as tourism and agricultural sectors explored.

The Planning Commission decided to hold a Workshop meeting on August 16th at 6:00 p.m. to make comments on Chapters 7, 8 and 9.

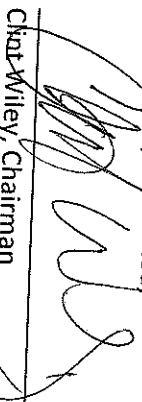
UPCOMING MEETINGS

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

ADJOURNMENT

Mr. Weddle made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by Mr. Goetz and so ordered by the Chairman.

Respectfully submitted,


 Chad Wiley, Chairman