

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
December 6, 2021**

The Washington County Planning Commission held its regular monthly meeting on Monday, December 6, 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, Denny Reeder, Jeremiah Weddle, Robert Goetz, David Kline and Ex-officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Comprehensive Planner; Lisa Kelly, Senior Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant; and Washington County Division of Engineering: 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 October 4, 2021 Planning Commission regular meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

**NEW BUSINESS**

**MODIFICATIONS**

**CR Semler LLC – Lot 1R – Charles & Rose Cline Subdivision, Parcels A, B, C, D and 2R [OM-21-007]**

Mr. Stotelmyer presented for review and approval an ordinance modification request from Article 318.1 of the Subdivision Ordinance to allow for the creation of a single lot comprised of 3 existing lots to be utilized as a Forest Conservation parcel. The property is located at 22247 Jefferson Boulevard and is currently zoned BL (Business Local) and RT (Residential Transition). All agency approvals have been received.

**Motion and Vote:** Mr. Weddle made a motion to approve the modification request as presented. The motion was seconded by Mr. Kline and unanimously approved.

**Forest Conservation – Charles Semler**

Mr. Allen presented for review and approval a proposed Forest Conservation easement candidate for the expenditure of payment-in-lieu (PIL) funds. The property is located on the south side of Jefferson Boulevard, approximately .4 mile west of Mapleville Road.

Mr. Elmer Weibley, Washington County Soil Conservation District, stated the easement area will be approximately 20 acres in size. Trees will be planted on 15.8 acres along Beaver Creek tributaries and existing forest will be retained to make up the remaining easement area. The approximate cost for this easement is \$115,350. There is currently \$234,496+ in the Forest Conservation fund. It is the goal of the SCD to have this easement completed by next Spring.

**Motion and Vote:** Mr. Kline made a motion to approve the Forest Conservation easement candidate as presented. The motion was seconded by Mr. Weddle and unanimously approved with Commissioner Wagner abstaining from the vote.

**Kimberly Sylvester [OM-21-006]**

Ms. Kelly presented for review and approval a modification request from Sections 405.11.G 1, 4 and 5 of the Subdivision Ordinance. The property is located along the east side of Spickler Road, north of National Pike and is currently zoned A(R) – Agricultural Rural. The applicant wishes to subdivide a parcel for a building lot on her uncle's property. The proposed lot would be 1.10 acres in size; remaining lands would be approximately 3 acres. An existing panhandle, which serves her uncle's property and her father's property, would need to be divided in half for a total of 12.6 feet for the applicant's lot and 12.6 feet for the remaining lands (a minimum of 25 feet in width is required by the Subdivision Ordinance). The panhandle length would exceed 400 feet (the maximum length allowed by the Subdivision Ordinance).

The creation of this lot would create a stacking of 3 lots (the maximum allowed by the Subdivision Ordinance is two lots).

**Discussion and Comments:** There was a brief discussion regarding no further subdivision of the remaining lands. Members also discussed the need to require the right-of-way be a deeded easement.

**Motion and Vote:** Mr. Goetz made a motion to approve the ordinance modifications as presented contingent upon no further subdivision of the lots or remaining lands and there will be a deeded right-of-way easement for Lot 1, Roy Sylvester, Plat 4429, 13027 Spickler Road. The motion was seconded by Mr. Reeder and unanimously approved.

#### **SITE PLANS**

##### **Fix N Go Truck Repair [SP-21-003]**

Ms. Kelly presented for review and approval a site plan for Fix N Go Truck Repair located at 16001 Lappans Road. The property is currently zoned HI (Highway Interchange). The developer is proposing to construct a 32,000 square foot tractor trailer truck repair shop as well as a 10,000 square foot storage shed on 10.77 acres. The repair shop will host 10 service bays and the site will be surrounded by a 6 foot chain link fence. The site will be served by individual well and septic, which was previously approved by the Planning Commission and the Health Department. There will be one access point onto Lappan's Road. The hours of operation will be 9 to 5 Monday thru Friday. There will be 5 employees and deliveries will be made daily. Lighting will be building mounted; no signage is proposed. Forest Conservation requirements will be met by planting/retaining 1.35 acres of forest on-site. All agency approvals have been received.

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

#### **FOREST CONSERVATION**

##### **Project Cypress [FP-21-005]**

Mr. Allen presented for review and approval a request to establish two off-site forest easements to satisfy the 16.60 acre planting requirement for property located at 11901 Greencastle Pike. The property is currently zoned HI (Highway Interchange). One of the off-site easement areas is located within the same watershed, which is a forested buffer along the Conococheague Creek. The on-site easement is located within a floodplain.

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

#### **OTHER BUSINESS**

##### **Update of Staff Approvals**

Ms. Calimer stated that the written report was sent to members in the agenda packet.

##### **Comprehensive Plan Update**

Ms. Baker began a review and discussion of Chapter 12 (Agriculture and Forestry). She noted this is not a required element; however, it has an important economic and land preservation impact in the County. Chapter 13 (Sensitive Areas) is a required element by the State of Maryland's Annotated Code. An analysis of at least 4 sensitive areas, including floodplains, streams and their buffers, steep slopes, and endangered and threatened species and their habitats is required. The county may elect to choose special planning areas that are unique to the County. In the past, we have chosen the Beaver Creek Watershed, the Antietam Trail Corridor, and the Edgemont Reservoir as our special planning areas.

Chapter 14 (Mineral Resources) is another required element by the State of Maryland. This element was originally intended to discuss coal mining and strip mining. Washington County focuses on the shale pits within the county.

Ms. Baker stated there are two chapters remaining: the Land Use Element and the Water Resources Element. Staff has been actively working on the Land Use Element, which will be accompanied by land use projections to determine where development should occur in the future. Staff is recommending that the growth area should be shrunk in certain areas. Next month we will be presenting a copy of the Highways Plan, which is an analysis of future road networks.

**Motion and Vote:** Commissioner Wagner made a motion to adjourn to Closed Session at 7:40 p.m. The motion was seconded by Mr. Kline and unanimously approved.

**CLOSED SESSION**

*To discuss potential candidates to be recommended to the Board of County Commissioners for appointment to the Planning Commission to fill an upcoming vacancy.*

**Motion and Vote:** Mr. Goetz made a motion to return to Open Session at 7:50 p.m. The motion was seconded by Mr. Weddle and unanimously approved.


**UPCOMING MEETINGS**

1. Monday, January 10, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

**ADJOURNMENT**

Mr. Goetz made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

Respectfully submitted,

  
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Clint Willey, Chairman