

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
July 9, 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, July 9, 2018 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, Jeremiah Weddle, Denny Reeder, David Kline and BOCC Ex-Officio Leroy Myers. Staff members present were: Washington County Department of Planning & Zoning: Stephen Goodrich, Director and Jill Baker, Deputy Director; Washington County Department of Plan Review & Permitting: Tim Lung, Director; Cody Shaw, Chief of Plan Review; and Lisa Kelly, Senior Planner.

Chairman Wiley announced that the Preliminary/Final Plat for Ganesh LLC (S-18-013) was removed from this evening's agenda.

**MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the June 4, 2018 meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

**SITE PLANS**

**Sheetz (SP-18-013)**

Ms. Kelly presented for review and approval a site plan for the Sheetz rebuild of an existing store located at the intersection of National Pike and Mapleville Road at Beaver Creek. The property is currently zoned RV (Rural Village) with an RB (Rural Business) overlay. Total area of the site is 1.76 acres. The square footage of the new store will be 6,050 square feet. There will be a reduction in the canopy area; there will be no canopy in the front of the building. There will be a total of 6 pumps and an outside patio with tables. The two existing access points, one from National Pike and one from Mapleville Road, will continue to serve the site. Sewer is provided by a private on-site treatment system and water is provided by an on-site well. Required parking is 29 spaces; 40 spaces will be provided. The new Sheetz will have an order board and pick-up window at the rear of the building. The order board will allow for a 4 car stacking arrangement and the pick-up window will allow for the stacking of 2 cars. A parking space for waiting will also be provided adjacent to the travel lane. Handicapped spaces will be located at all 3 entrances into the building. A proposed freestanding sign will be located at the northeast corner of the site along with building mounted signs. Lighting will be building and canopy mounted with pole lights in the parking area. Solid waste will be provided by a screened dumpster located on the west side of the store. Storm water management will be provided by a bio-retention pond. Landscaping will be provided using various trees planted around the perimeter of the lot with perennials and ornamental grasses planted in the islands within the parking lot and around the dumpster area. All agency approvals have been received.

**Discussion and Comments:** Mr. Wiley asked how the stacking is working at other locations with the implementation of drive-thru windows. A Sheetz representative stated that the stacking is working well with very little back-up.

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

**Middletown Valley Bank (SP-18-007)**

Mr. Shaw presented for review and approval a site plan for a proposed Middletown Valley Bank located on a 0.69 acre parcel along the east side of Pennsylvania Avenue. The property is currently zoned BG (Business General). The hours of operation will be 8:00 a.m. to 5:00 p.m., Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday. Parking required is 13 spaces; 20 spaces will be provided. Solid waste will be provided by a screened dumpster. The site will be served by public water from the City of Hagerstown and public sewer from Washington County. Storm water management will be addressed utilizing a non-rooftop disconnection and an infiltration berm. Forest Conservation Ordinance requirements will be met using the payment-in-lieu option in the amount of \$1,352.54. Approvals are pending from Land Use Planning (waiting on PIL), City of Hagerstown Water/Sewer Department, Engineering and MD SHA.

**Motion and Vote:** Mr. Reeder made a motion to grant staff the authority to approve the site plan upon receipt of all outstanding agency approvals. The motion was seconded by Mr. Weddle and unanimously approved.

### **FOREST CONSERVATION**

#### **Buffington (S-18-020)**

Ms. Kelly presented a replat of Lot 4, Sweetwater Crossing and a request from Richard Buffington to vacate a small portion of the existing forest conservation easement created by a preliminary/final plat for Sweetwater Crossing, Lots 1-14. The purpose of the replat is to show the proposed construction of a 950 square foot pole barn to be used for equipment storage. Lot 4 is part of a subdivision created in the early 2000s called Sweetwater Crossing. Forest Conservation Ordinance requirements were achieved at that time by putting existing forest (10.68 acres) in an easement. Lot 4 contains 3.3 acres of which 2.176 acres is located within the existing forest conservation easement. The pole barn would reduce the forest area by 1451 square feet. In order to mitigate for the loss of existing forest, the applicant is requesting the use of the payment-in-lieu.

**Motion and Vote:** Mr. Weddle made a motion to approve the payment-in-lieu because this is a small area of forest to be removed and the layout of the property will not allow for the applicant's plans. The motion was seconded by Mr. Kline and unanimously approved.

#### **Vista Business Park (FP-18-003)**

Mr. Shaw presented for review and approval a forest conservation plan for Vista Business Park located along the south side of Showalter Road. The property is 83.33 acres in size and is currently zoned HI (Highway Interchange). The developer is requesting to clear 11.92 acres of forest and use the payment-in-lieu in the amount of \$323,740.10 to meet Forest Conservation Ordinance requirements. Justification for using the payment-in-lieu is as follows: the site is located within a priority funding area (PFA); the site is zoned HI; there are no high priority areas for retention within the site; any specimen trees had already been removed or were in the process of being removed by the landowner at the time of the FSD preparation; on-site retention and/or planting would prohibit the development of the site as proposed; and forest cover in the vicinity of the airport is not desirable and poses safety concerns.

**Discussion and Comments:** Mr. Wiley asked for clarification of the specimen trees that were removed. Mr. Paul Perini, the developer, stated that dead trees have been periodically removed over the past several years to clean up the property and specimen trees were removed to accommodate the farming activities that were taking place on the site.

**Motion and Vote:** Commission Myers made a motion to approve the payment-in-lieu to meet Forest Conservation Ordinance requirements as presented. The motion was seconded by Mr. Reeder and unanimously approved.

### **OTHER BUSINESS**

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

Mr. Lung reported the following for the month of June: Land Development/Permit reviews: 14 entrance permits; 13 grading permits; 2 non-residential construction permits; and 1 utility permit. New submittals for Subdivision/Land Development: 2 Forest Stand Delineations; 1 Forest Conservation Plan; 1 Town plan for Boonsboro; 2 Preliminary/Final subdivision plats; 4 Simplified plats; 9 Site Plans; 3 site specific grading plans; and 3 standard grading plans. Approvals for Land Development: 9 site plans; 2 Forest Stand Delineations; 2 Forest Conservation Plans; 1 Grading Plan; 2 Simplified plats; 1 Replat; 3 Preliminary/Final subdivision plats; 1 Final residential subdivision plat for Elmwood Farms; 1 Administrative Variance to create a lot without road frontage; and 1 Preliminary Plat/Site Plan.

#### **School Capacity Discussion**

Mr. Goodrich presented a brief summary relative to school adequacy determinations performed throughout the plan review process. He provided several spreadsheets to Commission members and briefly reviewed each. There was a brief discussion regarding developments that fail the school adequacy test, how mitigation is calculated, and methods to meet the mitigation requirement. Mr. Goodrich explained the Alternate Mitigation Contribution (AMC) which was developed in 2013. AMC standardized the required mitigation fee.

Comprehensive Plan Update

Ms. Baker presented the Community Facilities recommendations. She reminded members that this element is required by State law to be included in the Comp Plan. Ms. Baker noted that she is currently working on the Economic Development and Housing elements. Staff anticipates having a draft ready by the first of next year to present to the new Board of County Commissioners.

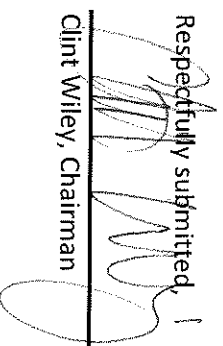
ADJOURNMENT

**Motion and Vote:** Mr. Kline made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, August 6, 2018, 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, !

  
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Clint Wiley, Chairman