

**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC INPUT MEETING AND REGULAR MEETING
August 1, 2022**

The Washington County Planning Commission held a public input meeting and its regular monthly meeting on Monday, August 1, 2022 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, Jeff Semler, BJ Goetz David Kline and Ex-officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jennifer Kinzer, Deputy Director, Travis Allen, Comprehensive Planner, and Debra Eckard, Administrative Assistant.

PUBLIC INPUT MEETING

CALL TO ORDER

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

WS-22-001 – Jacob Burtner

Staff Presentation

Ms. Kinzer presented for review a Water and Sewerage Plan amendment submitted by Jacob Burtner for land located at 39 Mt. Hebron Road in Keedysville. The request is to expand the priority sewerage service area boundary for the Town of Keedysville to include all of the Burtner property. Currently, a portion of the property is located within the municipal boundary of the Town of Keedysville while the remainder of the farm has been permanently preserved from future development through the Rural Legacy land preservation program. The portion of property located within the municipal limits has a service area designation of S-1 (existing service restricted) and the remainder of the property has a designation of S-7 (no planned service). The amendment proposes to change the sewer service area designation for the portion of land outside of the municipal boundary to an S-3 (programmed service) designation.

Ms. Kinzer noted that the Washington County Division of Water Quality commented that they are in agreement with the proposed change provided: 1) the service area is labeled as restricted use and 2) the extension would be limited to one new dwelling unit. The Health Department commented that the existing dwelling on the property should also connect to water and sewer. Only minor comments were received from the Maryland Department of the Environment relating to clarification of the treatment facility and submission of appropriate mapping.

Ms. Kinzer stated that the property and the proposed new dwelling unit would be located within the Boonsboro defined wellhead protection area. It is the primary goal of this area to limit additional sources of contamination; therefore, the Health Department recommended that hooking up to nearby public sewer service would be the best practice for this development.

Staff is recommending approval of the proposed amendment with the following conditions: 1) the priority service area designation given to the subject parcel should be S-3 (Planned Service Restricted), and 2) the expanded service should only be permitted for the addition of one new single family dwelling unit on the subject parcel for the benefit of an immediate family member.

Applicant's Presentation

Mr. Jacob Burtner, the applicant, and Mr. John Burtner, both of 39 Hebron Road, Keedysville, were present at the meeting. Jacob Burtner stated that there is currently a well on the property so a new well will not be required.

Discussion and Comments: There was some confusion regarding the number of development rights on the property. Staff was tasked with verifying the number of development rights remaining.

Members discussed the possibility of including the remaining development rights with the ability to have public sewer so the owner would not have to go through the process again. This would also include the existing dwelling.

Public Comment

There was no public in attendance to make comments.

ADJOURNMENT OF THE PUBLIC INPUT MEETING

Motion and Vote: Mr. Goetz made a motion to adjourn the public input meeting at 7:15 p.m. The motion was seconded by Mr. Semler and so ordered by the Chairman.

REGULAR MEETING**WS-22-001 – Jacob Burtner**

Motion and Vote: Mr. Goetz made a motion to recommend approval of the request as presented, to the Board of County Commissioners, subject to staff reviewing and verifying the additional development rights and to recommend approval of additional hookups for the remaining development rights that are allowed by the current preservation easement. The motion was seconded by Mr. Kline and unanimously approved with Commissioner Wagner abstaining from the vote.

MINUTES

Motion and Vote: Mr. Goetz made a motion to approve the minutes of the July 11, 2022 Planning Commission meeting as presented. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

OTHER BUSINESS**RZ-22-003 – Dan and Sharon Blickenstaff**

Mr. Allen presented for review a request for a partial termination of the Rural Business (RB) floating zone on 2.64 acres (covering three parcels) of property at 16333 Mount Tabor Road. The property is currently improved by an existing dwelling and three accessory structures (manufactured homes) which were placed on the property in 1985. He noted there is evidence from the past that the property was going to be subdivided; however, the subdivision plat was never recorded. The partial termination of the RB district would enable the planned subdivision and conversion of these 3 lots to detached single-family homes. The intended use would be unlikely to cause a negative impact in the character of the neighborhood or public infrastructure in the area.

Motion and Vote: Mr. Kline made a motion to recommend approval of the request to the Board of County Commissioners. The motion was seconded by Mr. Semler and unanimously approved with Commissioner Wagner abstaining from the vote.

Update of Projects Initialized

Ms. Kinzer presented a report for the land development plan review projects initialized in June including 10 subdivision plats and 5 site plans. There were 74 total projects initialized in June.


UPCOMING MEETINGS

1. Monday, August 15, 2022, 6:30 p.m. – Washington County Planning Commission workshop meeting
2. Monday, August 31, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

Mr. Semler made a motion to adjourn the regular meeting at 7:30 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

Respectfully submitted,


Clint Wiley, Chairman