



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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PLANNING COMMISSION MEETING MINUTES

Date: Wednesday March 13, 2024
 Time: 4:00 p.m.
 Location: Room 407, City Hall, 1 East Franklin Street
 Attendance:

Name	In-Person	Remote	Absent
Christina Davis, Chairperson	X		
James W. Stone, Vice Chairperson			X
Judy Wheeler	X		
Ronald Thomas	X		
Tamara Martinez	X		
Sean Flaherty	X		
Matthew Schindler, Ex-Officio	X		
Staff			
K. Maher, Director, PCAD	X		
S. Bockmiller, Development Review Planner and Zoning Administrator	X		
J. Wu, Planner	X		
M. Revilla, Recording Secretary	X		

Call to Order and Instruction from the Chair –

The Chair called the meeting to order at 4:05 p.m.

Approval of Minutes –

None.

Development Review –

ZS – 2023-08 – Boosalis Storage Yard – 931 Eldridge Drive – Site Plan and Waivers - FSA (T. Frederick).

This plan is for the approval of a mini-storage facility with outdoor storage spaces for up to 24 recreational or construction vehicles. The facility would consist of two buildings, vehicle storage and one parking space. The proposal uses existing wooded areas to be retained, distance and

installation of columnar evergreens to screen the outdoor storage from adjacent properties. Street trees will be provided. The sidewalk in the right of way of Eldridge Drive would not be provided as this is one of the areas that is exempt from the expectation of sidewalks per the Mayor and Council's and City Engineer's policy on providing sidewalks. The property is exempt from the forest conservation ordinance, being part of a subdivision approved prior to 1991. Trevor Frederick of Frederick, Seibert and Associates was present to explain the reasons for the requested waivers.

Trevor Frederick stated there will be fencing at the top left quadrant of the property for security.

Mr. Thomas asked how the five-space parking requirement will be met.

Trevor Frederick stated they could be installed adjacent to the one proposed space.

Motion – Mr. Thomas moved to approve the requested waivers per Criteria C. Ms. Martinez seconded. The motion passed with a vote of 6-0-0.

Motion – Ms. Wheeler moved to approve the site plan. Ms. Martinez seconded. The motion passed with a vote of 6-0-0.

**ZS – 2023-09 – Panda Express – 1702 Wesel Boulevard – Site Plan and Waivers - Foresite (M. Rieke).
S -2023-11 – Panda Express – 1702 Wesel Boulevard – Subdivision plat - Foresite (M. Rieke).**

This site plan and plat are for the construction of a new free-standing restaurant building, with double-lane drive through service on the site of an underutilized parking field. The pad site would be improved with a 2,700 square foot building, 40 parking spaces (27 are required), a trash enclosure, and a two-lane drive through the ordering aisle that merges into a single lane at the payment/pick up window.

The applicant also requests waivers to 1) reduce the required 8-foot width of planting islands for two islands, to 7 and 6 feet respectively, 2) modification of the 10-foot landscaping buffer from adjoining properties and 3) the requirement for the building to be oriented to the adjacent public street (the building is set back onto the site).

Mr. Rieke of Foresite was present to address any questions.

Motion – Ms. Wheeler moved to approve the waivers per criteria A, B, C, and D. Ms. Martinez seconded. The motion passed with a vote of 6-0-0.

Motion – Ms. Martinez moved to approve the site plan subject to comments forthcoming from the water and wastewater departments. Ms. Wheeler seconded. The motion passed with a vote of 6-0-0.

Motion – Ms. Martinez moved to approve the plat. Mr. Flaherty seconded. The motion passed with a vote of 6-0-0.

Workshops –

None.

New Business –

ZM 2024-01 - 401 Center Street – Bashan Ram & Rafeena Ram - LCD Overlay.

Begin Discussion of 2024 Land Management Code Text Amendments:

- Adding CBD stores with cannabis and tobacco stores.
- Eliminate landscaped islands in cul-de-sacs in most situations.
- Allow warehouse/flex in the CR District as a permitted use with performance standards.
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- Introduce new provision to allow for large projecting signs in the CC-MU Zoning District and window lettering for upper floor businesses.
- Add 3 permitted uses in the CR District, including carpet and upholstery cleaning services, specialty trade contractors with interior storage, and light manufacturing when the interior is 25,000 sqft or less.
- Require all parking lots to maintain their striping.
- Remove reference to substance abuse from the use chart where it is attached to hospitals.
- Remove triplexes and quadplexes as a permitted use in the RMED District.
- Fix loopholes in the provisions that require storage of vehicles to be screened from view and require new auto service businesses to comply with the development requirements for auto sales facilities in order to protect the public interest and the interests of adjacent property owners from the effects of small sites used in too dense of a manner.

Old Business –

Workshop checklist.

Announcements –

None.

Adjourn –

Mr. Schindler moved to adjourn, and Mr. Flaherty seconded. The motion passed with a vote of 6-0-0. The meeting was adjourned at 5:50. p.m.

Mary Revilla

Mary Revilla, Recording Secretary

Date Approved - 3-27-24