

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 7, 2024**

The Washington County Planning Commission held its regular monthly meeting on Monday, October 7, 2024 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

Mr. Semler called the meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, BJ Goetz, Denny Reeder, Terrie Shank, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Misty Wagner-Grillo and Scott Stotemyer, Planners; and Debra Eckard, Office Manager.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the September 9, 2024 Planning Commission regular meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved.

SITE PLANS

Fahrney-Keedy Home and Village [SP-23-007]

Mr. Stotemyer presented a site plan for the proposed construction of cottages, duplexes and quads on the existing Fahrney-Keedy site located at 20748 Forte Way, Boonsboro. The property is currently zoned A(R) – Agricultural Rural. The new units will be accessed from Symphony Drive which is a private road. Water and sewer services will be provided privately. No new signage is proposed. Forest Conservation Ordinance requirements were met on the previous project. All reviewing agency approvals have been received.

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

Bowman Lightner – Phase 3 [SP-23-041]

Ms. Wagner-Grillo presented a site plan for the construction of an overflow gravel parking lot to be used for empty box trailers (62 drop-off spaces). There will be one access to the lot from Spielman Road. The property is 5.0 acres in size and is currently zoned HI (Highway Interchange). The hours of operation will be 7 a.m. to 6 p.m. with no employees on-site. There is no proposed signage or lighting on the site. Landscaping is proposed along Spielman Road and an evergreen buffer is proposed along the property line of James and Pamela Black. Storm water management will be handled through a bio-retention system. All approvals have been received with the exception of the Washington County Engineering Department.

FOREST CONSERVATION

Bowman Lightner – Phase 3 [SP-23-041]

Mr. Allen presented a request for .92 acres of off-site forest mitigation for the disturbance of 6.21 acres associated with the above referenced site plan. The entire parcel is being developed and there is no qualified forest on-site or sensitive areas.

Motion and Vote: Mr. Goetz made a motion to approve the site plan and off-site forest mitigation request as presented contingent upon approval from the Washington County Engineering Department. The motion was seconded by Mr. Reeder and unanimously approved.

OTHER BUSINESS**Update of Projects Initialized**

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of August which included three simplified plats and three forest stand delineations.

Comp Plan Update

Ms. Baker announced that staff has completed the revisions to the Comp Plan and it is ready for the Planning Commission to review and provide comments. She requested that members please review the draft and return their comments within a two week period. We will then begin a 60-day public comment period as required by State law. At this time, we are planning to hold a public hearing sometime in January 2025.

UPCOMING MEETINGS

1. November 4, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 6:30 p.m. The motion was seconded by Ms. Shank and so ordered by Mr. Semler.

Respectfully submitted,



Jeff Semler, Vice-Chairman