

Minutes

Walkersville Planning Commission

May 23, 2017

Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Mike Kuster, Gary Baker, Ray Santullo, and Tim Pollak in attendance. Also present was Town Planner Susan Hauver. Member John Zimmerman was absent.

1. Minutes

Member Kuster made a motion, seconded by Member Ennis, to approve the minutes of April 25, 2017 meeting as corrected. The motion passed on a vote of 6-0.

2. Site Plan: Premier Fire Protection Services, East Frederick Street (former Red Cross building)

Planner Hauver presented the site plan for the proposed occupant of the Red Cross building. Mr. Frank Illiano, representing the applicant, said that the new owner has no intended changes to the building or lot and no intended use of the vacant part of the parcel. If they want to make a change to the building or lot, they will come back at a later date.

Member Brady noted the need for a minor correction on the plan.

Member Kuster made a motion, seconded by Member Pollak, to approve the site plan for Premier Fire Protection Services with the correction noted by Mr. Brady. The motion passed on a vote of 6-0.

3. Site Plan: Walkers Overlook Phase 1

Planner Hauver presented the revised Phase 1 site plan for Walkers Overlook, reflecting the existing seasonal tent venue. Phase 2 would involve rebuilding a barn onsite to house events in lieu of the tent.

Mr. Bill Brennan of B&R Design Group, representing the applicant, noted his disagreement with the placement of the wellhead protection area boundary on the Town zoning map. He suggested that the Town have a mechanism in place to make corrections to the boundary. He explained that the parking areas will be moved out of the Wellhead Protection area (WHPA) as required by the Commission at the May meeting. In Phase 2, they will pave the parking areas, although they would prefer to keep them gravel. He noted that the Town has unpaved parking areas at Heritage Farm Park and that they are within the WHPA. Mr. Brennan also said that they would like to have Phases 1 and 2 approved tonight.

Mr. Ennis said that he would still like to see stormwater management for the parking within the wellhead protection area. Mr. Brennan said that it was not required by State and County laws because the area is less than 5,000 square feet.

In response to questions, Mr. Brennan said that Phase 2 would include the connection of the site to public water and sewer facilities. They plan to file for a Frederick County Water and Sewerage Plan amendment in July and will need the Town's support. The Frederick County Health Department supports it.

Mr. Brady said that he would like the Commission to consider conditional approval of Phase 1 (including use of the house), allow the applicant to proceed with the Water and Sewerage Plan amendment, and consider Phase 2 at a later date.

In response to a question, Mr. Lynch said it would take 3 months to move the parking out of the WHPA.

Member Kuster made a motion, seconded by Member Santullo to grant conditional approval of the Phase 1 site plan for the event venue using the tent and house, and subject to the parking being moved out of the WHPA. The motion passed on a vote of 6-0. The Commission also requested that the applicant provide an update to staff in three months.

4. Site Plan: Sheetz Lot 3R CLI

Planner Hauver presented the site plan for the proposed office, parking area and parking for four trucks behind the Sheetz store on Fountain Rock Road. Mr. Mike Battern of Fox and Associates and Mr. Brent Brubaker of Sheetz spoke on behalf of the applicant. Mr. Battern noted that all County agencies had given their approval or conditional approval of the plans. They are still waiting to hear back from the Soil Conservation District. Mr. Ennis asked about stormwater management and it was noted that the existing pond had been designed to accommodate the development of this lot.

Mr. Ennis said he would like to see a note requiring water-tight joints on the storm drain systems added to the plan profiles.

Commission members discussed the construction of Richard Winn Lane and the applicants said that it would be built under a separate agreement with Town. Sheetz is preparing the traffic analysis for the State Highway Administration to evaluate making Fountain Rock Road a right-turn in/right-turn out intersection with MD 194. The Town engineer is updating the design of Richard Winn Lane. The sections of the road shown on the Sheetz plans should match up to the Town's design of the whole road. They will add the Town's road plan to their bid set to begin construction of the project in the fall.

Member Baker asked when the new Sheetz store would open, and Mr. Brubaker said June 8, except for the drive-through and the car wash, which will open later in June. The gas pumps will be shut down in June and the new pumps will open August 17.

Member Kuster asked about the truck washing. Mr. Brubaker said that the run off is captured by vacuum and disposed of off-site. Socks are placed on the ground around the trucks so that the runoff is captured.

Mr. Dan Laxton, 8745 Treasure Avenue, said that socks are not being used currently when trucks are washed at Sheetz. He requested that the Commission postpone a decision on the application until the neighbors in the Discovery neighborhood can be notified. He said that the homeowners' association, representing 550 homes, knows nothing about it. He expressed concerns about the gasoline trucks. Driving one requires a security clearance because they are hazardous materials haulers. Empty trucks are full of vapors and are explosive. The facility threatens to ruin neighboring property values. Mr. Laxton also said that Commission agendas and minutes are not posted online.

Ms. Maureen Luther, 8440 Fountain Rock Road, expressed concern about runoff from the site affecting her crops on the adjoining property. Mr. Brubaker said that he would check to make sure that socks are being used when trucks are washed. Mr. Battern also noted that the curb around the pavement on the site would keep any runoff away from her property.

In response to Mr. Brady's question, CLI is a Sheetz, Inc. subsidiary. Nancy Sheetz owns the land and CLI would lease it from her.

Member Ennis made a motion, seconded by Member Santullo, to approve the site plan subject to outstanding comments being addressed. The motion passed on a vote of 6-0.

5. Other items

Ms. Amy Meyer, Wyndale Court, said that she is interested in buying a house in the Parkside development and is concerned about the delays in its construction. She also expressed concern about Commission agendas not being posted online.

With regard to the Water Treatment Plant site plan, Commission members agreed by consensus to review the site plan/site improvement plans at the June meeting. Mr. Ennis said he had a number of questions for the engineer who prepared the plans.

With regard to the Parkside Homeowners' Association documents, **Member Kuster made a motion, seconded by Member Ennis to approve the documents as submitted with revisions. The motion passed on a vote of 6-0.**

Respectfully submitted,

Susan J. Hauver