

Minutes

Walkersville Planning Commission

June 27, 2017

Commissioner Secretary Tim Pollak called the meeting to order at 7:30 p.m. with members Mike Kuster, Gary Baker, and John Zimmerman in attendance. Also present was Town Planner Susan Hauver. Chairman Dick Brady and Member Ray Santullo were absent. Vice Chairman David Ennis arrived late after stepping out briefly, and chaired the meeting after he arrived.

1. Minutes

Member Kuster made a motion, seconded by Member Baker, to approve the minutes of May 23, 2017 meeting. The motion passed on a vote of 3-0-1 (Zimmerman).

2. Site Plan: Temporary Structures, Lonza

Planner Hauver presented the site plan showing several temporary structures on the Lonza property. Some are temporary offices, others are being used for storage during a major interior renovation at the facility. Mr. Pat King and Mr. Patrick Smith of Lonza and Mr. Geg Branson of Cyma Builders (a contractor), spoke on behalf of the applicant. The renovations are being done as remediation to comply with FDA guideline updates. None of the structures are permanent; most will be removed within six months and none will be there more than twelve months.

Member Kuster made a motion, seconded by Member Baker, to approve the site plan for Lonza as presented. The motion passed on a vote of 4-0-1 (Ennis).

3. Site Plan: Walkersville Water Treatment Plant

Planner Hauver presented the site plan for the new Walkersville Water Treatment Plant to be located on the Town's public works facility property behind the Walkersville Fire Company. She noted the tightness of the site and need for several utility lines on the site. Commission members asked about the parking, noting that the Town should comply with the requirement set forth in the Zoning Ordinance for industrial uses.

Mr. Mark Crissman, of DMW and representing the applicant said that the parking on site accommodates the Town Public Works staff and that no staff will be added. He will add spaces per the Planning Commission's request.

Mr. Crissman said that they were working with Frederick County to allow less of a clearance between water and sewer lines on site. They could encase the lines in concrete if necessary.

Mr. Pollak asked about site lighting and it was noted that only lighting above the building door is planned. Mr. Ennis said that as a 24/7 facility, some site lighting is necessary.

Mr. Ennis noted that the site plan is not exempt from FRO, as noted on the plan.

Mr. Ennis also noted that there is no profile for the 4" underdrain on the stormwater management plan. He also had questions about the clearances between water and sewer lines and the need to encase lines when they do not meet the clearance requirement. Mr. Crissman said that some of the alignments are changing.

In response to a question, Mr. Crissman said that the concrete pads on site are for a generator and transformer.

Mr. Crissman said that he could show six more parking spaces on the site plan to comply with parking requirements.

Vice Chairman Ennis suggested that the Commission continue consideration of the site plan until July so Mr. Crissman can revise the plans.

4. Concept Plan: Rutter's Store and Gas Station, Woodsboro Pike

Planner Hauver presented the concept plan for the proposed convenience store and gas station proposed on the former Exxon property and wrapping around to Sandstone Drive.

Mr. David Martineau, General Counsel for Rutter's, described the plan, noting that the second entrance on Sandstone Drive was crucial for the flow of trucks on the site. Trucks would enter the site from Sandstone Drive and exit onto MD 194. He said that this would be dramatically better for the flow of trucks on site and would reduce conflicts between trucks and residential

traffic. If the second entrance is eliminated trucks would have to make U-turns and there would be more potential conflicts between truck and car traffic on the site.

Mr. Martineau also requested that the Commission grant a modification of the front yard setback in front of the proposed store. The right-of-way is wider there than in front of the Circle K/Liberty and the building and parking would already be set back further from the road than the neighboring buildings.

Member Baker asked about the turning radius into Sandstone Drive from MD 194. Trucks turning right onto Sandstone would impede the traffic in the right lane on MD 194. There is no deceleration lane on MD 194 there, the right lane is a turn lane.

Member Ennis said he doesn't see a reason to direct trucks onto Sandstone Drive, when they have a good entrance on MD 194.

Member Kuster asked about the viability of the diesel pumps, wondering how many trucks they need to make money from three fueling bays.

Mr. Tom Austin of the Transportation Resource Group, traffic consultants for Rutter's, said that in the peak hour they would expect 7 or 8 trucks on site. It is not a big truck generator, although the service is absolutely needed.

Mr. Martineau noted that Sandstone Drive is a commercial road along the property frontage. Properties on both sides of the road are zoned commercial.

Member Kuster said that he did not object to the front yard setback modification as requested due to the property line configuration. Member Ennis asked if Rutter's had approached State Highway to purchase the right-of-way back. Mr. David Koratich of LDA, design consultant to Rutter's, said that they just wanted to align the parking with the Circle K building. Member Ennis said he did not see the need for the modification. He said that they could adjust the building size and/or location or angle the parking spaces. He asked why they're proposing 45 parking spaces instead of the required 38. Mr. Martineau said they have found 40 to 50 spaces to be adequate. Mr. Martineau said that the unique situation of the lot line as well as their providing the drive cut-through justifies granting the setback modification.

Member Kuster asked about the corner in front of the Circle K and the proposal to widen the turning radii. Member Ennis asked why the existing Glade Boulevard turn lanes were proposed to be re-stripped.

Mr. Aaron _____, of Sun Meadow, said that Rutter's is accommodating what's best for them but not what's best for the community. Left turns out of Sandstone Drive are trouble and there are accidents there. Diesel pumps are not wanted. The use is not an answer for the community, it's a problem. Truck traffic will impede visibility.

Ms. Mary Ann Brodie-Ennis, 118 Challedon Drive, said that the developer is not accounting for cars from the residential areas. She noted that the Town could not support three gas stations in the past so she is not sure why Rutter's wants to come here.

Ms. Tena Pennington, Diamond Drive, said she avoids the intersection of Sandstone Drive and MD 194. Diesel fueling station is not needed. The proposed use is not fair to the Circle K. The truck traffic in and out of Sandstone Drive is unfair to the citizens.

Mr. Mark Grover, Colony Village, said adding trucks to the intersection would be a disaster. You can't force people to cross private property to get to the light. He said the proposals should be reconsidered.

Mr. Kolin Bardardoni, Deerfield, noted that the owner of Circle K invested a half million dollars into renovations, and they should be given consideration. The Rutter's is a square peg being fit into a round hole. He noted that high school/inexperienced drivers drive through that intersection. There is no need for this use.

Mr. David Altoff said that the intersection is very dangerous. He feels that something should be put on the site that gives kids something to do. He doesn't see the need for diesel pumps and expressed concerns about elderly drivers in the area.

Ms. Rebecca Carlson, 124 Savannah Court, complained about the impact of the use on traffic and noted there are a lot of accidents already. She thought it could drive Circle K out of business.

Ms. Amy _____, Glade Towne, said she and her children walk in the area, and feels they will lose the beauty of Walkersville. She disagrees that they would only have 40 trucks come through each day. She supports Circle K, noted their huge support of the Town, and doesn't want to lose them. She said diesel pumps are designed for tractor trailers, not box trucks.

Mr. Mike Tausky, 216 Polaris Drive, loves Walkersville and the Circle K. Circle K contributes to the community. Sheetz is set back from neighborhoods. He doesn't want the riffraff coming in.

Mr. Kevin Myer, Deerfield, noted his experience in law enforcement and said that large parking lots draw drug deals and activity. He noted the heroin epidemic. The use will tax the police further, especially as a 24 hour establishment.

Member Baker noted the irony that citizens have complained about the Exxon property and it being empty and now are unhappy to see something coming in. He noted the Rutter's is a permitted use on the site as it is currently zoned.

Member Ennis made a motion, seconded by Member Kuster, to approve the concept plan for the proposed Rutter's gas station and convenience store, subject to there being no truck (over 10 tons) traffic permitted on Sandstone Drive, removing the lower entrance to the property from Sandstone Drive, and denying the request for a setback modification. The motion passed on a vote of 5-0.

There being no other business, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Susan J. Hauver