

Minutes
Walkersville Planning Commission
January 10, 2017

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

1. Parkside Subdivision: Homeowners Association Documents

Mr. Tom Poss, representing developer Verdant Development, reviewed written comments from Mr. Brady, Mr. Ennis and Dr. Santullo. Mr. Poss agreed to amend the documents as follows:

- Article 6 Voting lots: correct to indicate development has 24 lots.
- Article 8: no change, there could be private streets and parking areas in the future.
- References to “Mill Run” will be changed to “Parkside”
- Reference to emergency gravel road will be removed.
- Article 1, Section 1.3 Cluster mailboxes will be removed.
- Section 1.11 Add that development plans will be subject to Town approvals.
- Section 3.1A, Section 3.1F to be deleted
- Section 5.1 Cluster mailboxes—to be deleted
- Section 5.1(a) Garbage collection—to be deleted
- Section 5.1(b) Stormwater Management Facilities—covered in Art 8
- Section 6.1 (a) will delete reference to three types of lots. (Chairman Brady noted that the farmhouse to be preserved might not conform to the architectural controls; this could be a future problem)
- Section 6.7(c) Correct wording to Improvements must be permanent in nature
- Section 7.1 (b) Re: daycare facilities to be removed, too hard to enforce.
- Section 7.2 (e) No intention to restrict the placement of solar panels—to be deleted
- Section 7.2 (j) reference to Article 6 to be removed.
- Section 7.2 (m) Common areas will not be used for vehicle parking--delete
- Section 7.2 (n) Storage sheds with overhead doors okay, as long as the doors do not face the street
- Section 7.2 (u) will keep in to allow the HOA to decide if they want aboveground pools.
- Section 7.2 (bb) Correct to Lawn furniture May be used
- Section 7.2 (ff) Correct to say that street trees would be replaced with similar tree rather than identical tree
- Section 7.3 (b) Notice to be sent 14 days before sale of the property
- Section 8.1 (b), (j), (q) to be deleted—apply more to townhouses
- Section 9.1 reference to mowing mulched areas to be removed
- Section 9.4 replace “than” with “then”
- Section 10.2 Correct repeated use of “common areas”
- Section 12.6 No known JAMS mediators but keep in
- Section 1.2.5 Correct “Cody corporate” to “body corporate”
- Section 7.2 (h) take out sentence re: Board of Directors removing objects from private property

- Note that signs, fences, sheds are subject to Town regulations
- Section 8.3 Note that SWM is enforce by County and the Town
- Fence height restriction—okay to be more restrictive than Town zoning

Commission members noted that the documents could be approved at the meeting on the 24th.

Chairman Brady noted that a bush along Biggs Ford Road will need to be removed to improve sight distance.

Mr. Poss noted that Dan Ryan Builders will be building in both Parkside and Mill Run.

2. Draft Monocacy Scenic River Management Plan

Chairman Brady noted that the recommendations in the plan would have a significant effect on the Century Center, Toms, Grossnickle, and Nicodemus properties.

Commission members agreed to invite Mr. Tim Goodfellow of the Frederick County Planning Department (staff to the River Board) to the meeting on the 24th to present the plan and answer questions. They also said that the Burgess and Commissioners should be invited.

3. Announcements

Chairman Brady passed out information about the Liveable Frederick, is a long range vision for the County currently being developed. He suggested that County staff should come and share information at some point in the future.

Respectfully submitted,

Susan J. Hauver