

## Minutes

### Walkersville Planning Commission

February 28, 2017

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

#### 1. Minutes

***Member Pollak made a motion, seconded by Member Santullo, to approve the minutes of January 10, 2017 meeting. The motion passed on a vote of 5-0.***

***Member Pollak made a motion, seconded by Member Santullo, to approve the minutes of January 24, 2017 meeting. The motion passed on a vote of 5-0.***

#### 2. Walkers Village Center Preliminary Subdivision Plan and Final Plat

Planner Hauver presented the preliminary and final plats for the proposed subdivision of the Walkers Village Center lot. The applicant submitted cross access agreement for parking between the shopping center lot and the proposed new lot, and for permanent and perpetual access from Glade Boulevard to the shopping center lot. The locations of the easement areas were noted on the plans. The easement agreement needs to be reviewed by the Town attorney. She also noted that the applicant corrected the square footage of the building on the proposed new lot as well as the number of parking spaces required.

Mr. Robert Royer of T.S. Thaler spoke on behalf of the applicant and requested approval subject to the approval of the easement agreement. He also said that a sanitary sewer easement was being extinguished on the plans and that he is working on that agreement with Frederick County staff.

Chairman Brady pointed out that number of parking spaces on the new lot needs to be corrected. He also suggested that two new parallel parking spaces along on the Walkers Village Way side of the property be eliminated, because people are used to that being part of the travelway.

***Member Pollak made a motion, seconded by Member Zimmerman, to approve the preliminary subdivision plan and subdivision plat for Walkers Village Center, subject to the elimination of the two parallel parking spaces, correction of the number of parking spaces, and Town attorney review and approval of the cross access agreement. The motion passed on a vote of 5-0.***

#### 3. Whysall Photography—25 Maple Avenue Site Plan

Planner Hauver presented plans for Whysall Photography to occupy the vacant space in the building at 25 Maple Avenue, in the Old Town Mixed Use zoning district.

Mr. Brad Paradise, property owner, noted that the business is a one-man shop. He does corporate photography and post-production work in the office. He is currently located in downtown Frederick, but would like a space where he can display his work to potential clients. He does not plan to make any alterations to the outside of the building, except for a small sign.

***Member Pollak made a motion, seconded by Member Baker, to approve the site plan for Whysall Photography. The motion passed on a vote of 5-0.***

Chairman Brady noted that “camera and photography shops” are listed as permitted uses in the B-1 district, and not in the Old Town Mixed Use, although it might fit under “personal services”. He suggested that the lists of permitted uses in those districts be revised.

#### 4. Sheetz Revision to Improvement Plan

Planner Hauver presented the plan for a minor revision to the improvement plan for the Sheetz Rebuild. The applicant would like to extend sewer through the site to serve the adjacent lot, which they plan to develop.

Mr. Mike Battern of Fox and Associates and Mr. Brent Brubaker of Sheetz explained the proposal. They would like to do the construction now so there would be less disturbance to the public right-of-way and to build it prior to paving the lot. They would place steel casing in the area

of Richard Winn Lane so that the road (if built at that time) would not be disturbed. The sewer connection would be private, and the property owner (Sheetz) would be responsible for maintenance.

***Member Baker made a motion, seconded by member Zimmerman to approve the modification to plans for Lot 1R, to accommodate the future development of Lot 3R. The motion passed on a vote of 5-0.***

#### **5. Rutters Concept Plan**

Planner Hauver presented the concept plan for the proposed Rutters convenience store and gas station to be located on the former Exxon property on Woodsboro Pike. The property extends to Sandstone Drive and the Town Comprehensive Plan shows a road connection between Woodsboro Pike and Sandstone Drive.

Mr. David Martineau, Mr. Neal Metzger and Mr. David Koratich spoke on behalf of Rutters. They noted that they moved the store to the east to allow the road connection. They would like the Planning Commission to modify the front yard setback requirement (as permitted in the Zoning Ordinance) to accommodate the shift. They plan to submit a subdivision plat consolidating the two lots. In response to a question, they noted that there would be 10 fueling positions for regular gas and 3 positions for diesel. They described proposed traffic calming measures on site.

Chairman Brady expressed concern about the proposed road cut-through, noting that cars already use the turning lane on southbound MD 194 as a passing lane. He also noted that 88% of the site would be under impervious cover.

The applicants noted in response to questions that the proposed facility would not be a truck stop. No amenities for truckers are proposed.

One member suggested that tractor trailer traffic on Sandstone Drive should be limited. Tractor trailers would be making dairy and gas deliveries to the site.

The applicants were asked to note which side of the property is within the Wellhead Protection Area.

The business uses the same business model as Sheetz. It is a 24 hour operation and the store sells convenience items and food. They were awarded "Healthiest Convenience Store" by a publication.

Commission members expressed concern about the safety of the intersection of MD 194 and Sandstone Drive. The applicants said that they would be submitting a traffic study.

Stormwater management plans will also be submitted shortly.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver