

Minutes

Walkersville Planning Commission

April 25, 2017

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

1. Minutes

Member Kuster made a motion, seconded by Member Ennis, to approve the minutes of March 28, 2017 meeting as corrected. The motion passed on a vote of 7-0.

2. Preliminary Plan approval extension: Parkside

Mr. Tom Poss, Verdant Development, noted that the improvement plan approval process delayed the project, so an extension of the preliminary plan approval is needed. He hopes to record the plat within 30 days.

Member Pollak made a motion, seconded by Member Kuster, to grant a one year extension of the approval of the preliminary plan for the Parkside development. The motion passed on a vote of 7-0.

3. Site Plan: Walkersville Library construction trailer

Planner Hauver said the Zoning Ordinance requires that the Planning Commission approve site plans for the placement of construction trailers. The construction trailer for the library is onsite already and out-of-compliance with setback requirements.

Member Kuster made a motion, seconded by Member Pollak to grant conditional approval of the site plan for the library construction trailer, subject to the trailer being moved in compliance with setbacks or removed from the site within one year. The motion passed on a vote of 6-0-1 (Ennis).

4. Site Plan: Red Cross Building, change of use

Planner Hauver said that a contract purchaser of the Red Cross building would be seeking site plan approval for the new use next month. She needs to formally determine whether the proposed use fits within the permitted uses of the B-2 zoning district.

Mr. Frank Illiano of Mount Airy noted that the contract purchaser installs and maintains sprinklers for fire protection. The business has 32 employees and 7-8 vehicles. They would be willing to allow community groups to use the community room in the building.

Mr. Bob Henberry of Premier Fire Protection Services said that they do no manufacturing or assembly. They will use the warehouse space to stage equipment for jobs. They will set up cubicles for 18 office workers; the rest of the staff are field personnel. They have no plans for the undeveloped part of the lot. They plan to convert a window to a garage door. No other physical changes to the exterior are planned.

5. Announcements

Planner Hauver updated the Commission on a meeting with Rutters attended by Chairman Brady and Vice Chairman Ennis.

Planner Hauver said that Walkers Overlook submitted a revised site plan. It will be on the May agenda.

Chairman Brady updated the Commission on the proposed County legislation concerning solar arrays on agricultural properties.

There being no other business, the meeting was adjourned on a motion by Member Ennis, seconded by Member Kuster.

Respectfully submitted,

Susan J. Hauver