

Minutes
Walkersville Planning Commission
December 12, 2017

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

1. Minutes

Member Ennis made a motion, seconded by Member Santullo, to approve the corrected minutes of October 10, 2017 meeting. The motion passed on a vote of 7-0.

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

2. Site Improvement Plans: Longley Green (formerly The Glades), west side Glade Road

Planner Hauver reviewed the staff memo for the site improvement plans, noting outstanding comments from the Town staff, engineer and reviewing agencies. She noted that the applicant had requested two waivers of the Town Design Manual requirements. She also noted a staff comment with regard to access to the rear of the lots fronting on Glade Road. The proposed fence line is at the top of a stormwater management ditch, which would prevent residents from easily accessing their backyards (assuming there are gates in the fences).

Mr. Ron Thompson of VanMar Associates, representing the applicant, said that he was able to revise the plans in accordance with the Design Manual requirements, so is no longer requesting any waivers. With regard to the Town engineer's comment regarding adding a visitors' parking lot, he noted that the parking requirements would be met on the individual lots in the garages and driveways. Additional parking would be available on the street.

Mr. Thompson said that they could move the fence line six feet toward the interior of the lots to provide a walkway along the back fence line. A pedestrian easement would be shown along the rear property lines.

Member Santullo asked about the proposed location of the trees planned along Glade Road. Mr. Thompson suggested they be planted outside the fence. The homeowners' association would be responsible for mowing the pedestrian access strips between and behind the buildings.

Member Santullo asked if the street lights would be LEDs. Mr. Thompson said they would be willing to revise the specifications in the plans at the direction of the Commission, to match the lights installed in the Mill Run development.

Member Ennis asked about the stormwater being directed to the existing swale located on the Staley property and serving the Winter Brook development. Mr. Thompson said that the swale could absorb the increased flow.

Commission members discussed the proposed stub street extending along the northern property boundary. As proposed, it will not provide a place for resident troopers to view the open space to rear of the lots because the paving will not extend far enough back. Mr. Ennis said he could see the paved area turning into a parking area. A barricade could also be installed at the end of the paving, but could be unsightly. Mr. Mike Staley, owner of the adjoining farm from which the development is being subdivided, said that

he would like to use the stub for farm vehicle access. Mr. Thompson, representing Verdant Development, said that farm access had never been discussed. Mr. Ennis said that it would need to be built to the property line if used for access. The consensus of the Commission was to pave only to the point of the handicap ramp and reserve the rest as future right-of-way. Mr. Thompson suggested that the pavement end at Station 0+30 on the plans.

Member Ennis asked for a note be added to the storm drain profiles that water-tight joints will be installed.

Member Kuster made a motion, seconded by Member Santullo, to approve the Longley Green site improvement plans, subject to comments and revisions discussed this evening as well as all outstanding agency comments being addressed. The motion passed on a vote of 7-0.

3. Rules of Procedure Review

Commission members discussed sections regarding ex parte communication and directed staff to add the language in the Frederick City Planning Commission's Rules of Procedure.

Member Kuster made a motion, seconded by member Pollak, to adopt the Rules of Procedure as amended. The motion passed on a vote of 7-0.

4. Announcements

Commission members requested that the Walkers Overlook site plan be placed on the January agenda to ensure that Mr. Lynch complies with the conditions of site plan approval before the wedding season begins in the spring.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver