

Minutes
Walkersville Planning Commission
February 27, 2018

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. Election of Officers

Member Kuster made a motion, seconded by Member Ennis, to nominate Dick Brady Chairman of the Commission. Nominations were closed on motion by Member Ennis, seconded by Member Santullo. Mr. Brady was elected on vote of 6-0-1 (Brady).

Member Kuster made a motion, seconded by Member Santullo, to nominate David Ennis Vic Chairman of the Commission. Nominations were closed on motion by Member Kuster, seconded by Member Baker. Mr. Ennis was elected on vote of 6-0-1 (Ennis).

Member Pollak made a motion, seconded by Member Santullo, to nominate Mike Kuster Secretary of the Commission. Nominations were closed on motion by Member Baker, seconded by Member Ennis. Mr. Kuster was elected on vote of 6-0-1 (Kuster).

2. Minutes

Member Pollak made a motion, seconded by Member Kuster, to approve the minutes of December 12, 2017 meeting. The motion passed on a vote of 7

Member Pollak made a motion, seconded by Member Kuster, to approve the minutes of January 9, 2018 workshop as corrected. The motion passed on a vote of 7-0.

Member Pollak made a motion, seconded by Member Baker, to approve the minutes of February 12, 2018 meeting as corrected. The motion passed on a vote of 7-0.

3. Concept Plan: Walkersville Self-Storage Expansion site plan

Planner Hauver presented the concept plan for the expansion of the Walkersville Self-Storage facility onto a lot to be added to the original parcel from the adjoining property owner, Andrew Toms. Besides a number of technical comments, she noted the need for landscaping, the distribution of parking spaces around the site, and the need for a second dumpster on the property.

Mr. Mike Battern of Fox and Associates presented the plan on behalf of the applicant, Todd Samperton. He noted the following: they are providing more parking than required by the Code; the only need for water service is for fire protection; otherwise, water and sewer lines do not need to be extended to the buildings; and the property will be fenced and the landscape screening on the existing site will be continued around the property. They would be willing to add more landscaping to screen the RV parking area.

Chairman Brady suggested that the applicants work with Mr. Toms to determine the amount of landscaping to add along their shared property boundary.

Member Ennis noted that they should note the Town boundary where it coincides with the property boundary.

Member Kuster made a motion, seconded by Member Santullo, to approve the Walkersville Self Storage Expansion concept plan, subject to comments and revisions discussed this evening. The motion passed on a vote of 7-0.

4. Preliminary/Final Plat: Longley Green Lot 1 and Remainder (Staley property)

Planner Hauver presented the plat to allow the Longley Green parcel to be developed with townhouses to be subdivided off the larger Staley farm.

Member Ennis noted that the plat should note that access along Glade Road is denied, except where the entrances to the development are planned. He also asked about the location of the stormwater management easement adjoining the Longley Green lot on the north side.

Member Kuster made a motion, seconded by Member Ennis, to approve the preliminary/final plat, subject to the "Access Denied" note being added along Glade Road. The motion passed on a vote of 7-0.

5. Livable Frederick comments

Commission members discussed the draft plan and whether the Town should submit comments. It was suggested that the Commission send the minutes of their February workshop since they include their comments.

Mr. Brady reviewed concerns about the plan expressed by the Frederick County Association of Realtors, with regard to home energy audits. He also expressed concerns about viewshed protection and public linear parks in stream corridors with regard to property rights. He felt the plan should address wellhead protection in karst areas and improvements to MD 194.

Member Kuster made a motion, seconded by Member Santullo, to send the minutes from the February workshop as the town's comments on Livable Frederick. The motion passed on a vote of 7-0.

6. Announcements

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver