

**Minutes**  
**Walkersville Planning Commission**  
**March 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, and John Zimmerman. Also present was Town Planner Susan Hauver. Member Ray Santullo was absent.

**1. Minutes**

***Member Pollak made a motion, seconded by Member Kuster, to approve the minutes of the February 27, 2018 meeting. The motion passed on a vote of 6-0.***

**2. Site Plan: Walkersville Overlook compliance update**

Planner Hauver noted that the owner of Walkers Overlook was instructed by the Commission in May 2017 to return in three months to update the Commission on the status of his compliance with the conditions of their approval of the site plan. Owner Mark Lynch had not provided the update except to update the site plan showing the parking within the wellhead protection area blocked off with ropes and planters. Mr. Lynch is requesting approval of his annual permit to use a temporary tent as an event venue.

Mr. Lynch described the changes made to the site to accommodate parking away from the wellhead area. He had to tear out 24-30 trees this spring. The Walkersville High School prom is the only event for which he needs the parking in the front of the buildings. The parking surfaces are a mix of concrete, gravel and grass. With the trees gone, he can accommodate 150 cars. His tent accommodates 300 people.

Mr. Lynch noted that he applied for a Frederick County Water and Sewerage Plan amendment and that the Frederick County Planning Commission found it to be consistent with the County comprehensive plan. They discovered that the nearest sewer line is not adjacent to the property line, but is at the bank at the corner of Commerce Drive and Nicodemus Road.

Mr. Zimmerman noted that the facility is not handicapped accessible and that Mr. Lynch has not done anything the Town told him to do.

Mr. Ennis said that he would like to see No Parking signs along the boundary of the wellhead protection area. Mr. Lynch said the area would be roped off.

Mr. Ennis said he was not comfortable giving an exception to the applicant to allow parking in the wellhead area for the Walkersville prom. He said they could shuttle the guests from other areas if needed. Last year they used the Walkersville B school building due to the wet weather.

***Member Kuster made a motion, seconded by Member Ennis, to approve the site plan allowing staff to sign off on the 2018 zoning certificate, provided Mr. Lynch assures the Town that on no occasion or for any event will the wellhead protection area be used for parking, including the prom. The motion passed on a vote of 5-1 (Zimmerman).***

**3. Homeowners Association documents: Longley Green**

***Member Kuster made a motion, seconded by Member Pollak, to approve the homeowners association documents subject to review by the Town attorney. The motion passed on a vote of 6-0.***

#### **4. Announcements**

It was noted that the fencing for grading the Rutters site had been installed. Ms. Hauver noted that the applicant was in the process of obtaining a grading permit. Mr. Ennis said the fencing should not have been installed without the permit.

Mr. Brady acknowledged receipt of the notes from FCPS of the joint workshop on the Rock Creek school relocation.

Mr. Brady noted that the Town had engaged the services of Fitzgerald's Heavy Timber to assess the bank barn at Heritage Farm Park for future restoration and use.

It was noted that the Board of Appeals would be hearing an appeal from the owners of the shopping center to allow them to have a larger identification sign along MD 194.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver