

Minutes

Walkersville Planning Commission

April 24, 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, Ray Santullo and John Zimmerman. Also present was Town Planner Susan Hauver.

1. Minutes

Member Pollak made a motion, seconded by Member Kuster, to approve the minutes of the March 27, 2018 meeting. The motion passed on a vote of 7-0.

2. Site Plan: Rutter's Construction Trailer

Planner Hauver presented the site plan for the construction trailer located on the Rutter's lot. The trailer is located within the front yard setback area along Sandstone Drive. She noted that the Commission allowed the construction trailer for the new library to be located within the setback area for a few months, after which it was to be moved or removed from the site.

Mr. Frank Herring of Stewart and Tate Construction explained that the location of the trailer was determined based on nearby electric service. He also noted that the trailer needs to be located outside the disturbed area on the site. He said that the trailer would be removed when the job is completed in August 2018. He cited the convenience and visibility of its location as justification for its location within the setback area.

Mr. Ennis noted that that the applicants chose to maximize their buildable area and that the problem of where to locate the construction trailer was of their own choosing.

Mr. Brady noted the uniqueness of the site, in that the applicant agreed to provide a through connection on their site providing access to Sandstone Drive from their entrance on MD 194.

Member Kuster made a motion, seconded by Member Zimmerman, to approve the site plan for the construction trailer, provided it is moved or removed by the end August 2018. The motion passed on a vote of 6-1 (Ennis).

In response to questions from the Commission members, Mr. Herring said that they would not use Sandstone Drive as a construction entrance until necessary (when they are working on the entrance on MD 194). They will park construction vehicles on site as much as possible and their hours of operation are 7 am to 5 pm. They will not work on Saturdays until construction of the building begins. Saturday work will begin at 10 am. They do not expect to do any blasting on site.

3. Preliminary Discussion: Longley Green building height

Planner Hauver noted that the developer of Longley Green planned to submit a zoning text amendment to allow taller townhouses on the property than are currently allowed by the Town Zoning Ordinance.

Mr. Tom Poss of Verdant development, said that the 35 foot limitation currently in the code would mean that the townhouses would have flat roofs and 8 foot ceilings. He would like to have the requirement changed to allow three story units up to 45 feet tall. This would allow them to build a product more similar to the units currently being constructed in developments in other jurisdictions. Other jurisdictions have adopted similar amendments to their zoning requirements.

4. Announcements

Mr. Poss updated the Commission on the construction of the Parkside development. The plans for the storm drain crossing Biggs Ford Road did not anticipate the need for the water main in Biggs Ford Road to be lowered. The Town has approved the modification to the plans. He also noted that geotechnical studies of the soils on site have necessitated modifications to the road construction (use of soil cement). These modifications were also approved by the Town engineer and Public Works Director. Respectfully submitted,

Susan J. Hauver