

Minutes
Walkersville Planning Commission
June 26, 2018

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

1. Minutes

Member Baker made a motion, seconded by Member Kuster, to approve the minutes of the May 22, 2018 meeting. The motion passed on a vote of 5-0.

2. Public Hearing: Zoning Text Amendment—Ordinance 2018-06, Townhouse Height Requirements

Planner Hauver reviewed the proposed text amendment to allow townhouses in the R-4 District to be 45 feet tall, which is 10 feet taller than what is currently permitted. The Town requires that the height be measured from the street grade rather than the base of the unit. Several feet could be lost with grading if the houses are set above the road.

Mr. Keith Tunnell of Dan Ryan Builders, spoke on behalf of the applicant. He noted that the reason for the proposed change was to build townhouses with 9 or 10 foot ceilings, steeply pitched roofs and ground-level first floors in the Longley Green development. He assured Commission members that they would be happy with the homes built in the Longley Green development.

There were no public comments.

Member Pollak made a motion, seconded by Member Kuster, to recommend to the Burgess and Commissioners that the proposed Ordinance 2018-06, with substitution of the word “Burgess” for “Mayor” in the ordinance preamble, be adopted. The motion passed on a vote of 5-0.

3. Addition Plat: Staley Property Management Partnership addition to Lot 1, Section 1 Hansel R. Staley Subdivision

Planner Hauver presented the addition plat, noting that the owners had submitted an agreement specifying that the remaining subdivision right will belong to Michael Staley, owner of new Lot 1 on the addition plat.

Member Kuster made a motion, seconded by Member Zimmerman to approve the Staley addition plat. The motion passed on a vote of 5-0.

4. Site Improvement Plans: Walkersville Self Storage Expansion

Planner Hauver presented the site improvement plans for the expansion of the Walkersville Self-Storage facility. Mr. Mike Battern of Fox & Associates and property owner Todd Samperton spoke on behalf of the application, noting the agency approvals of the plans.

Member Ennis asked about the addition plat that was approved but has yet to be recorded. Planner Hauver noted that it will need to be recorded before a zoning certificate is issued for the development. Mr. Ennis also noted that he would like the note requiring watertight joints on storm drains to be located on the storm drain profiles as well as in the general notes.

Member Kuster made a motion, seconded by Member Zimmerman, to approve the plans subject to the addition of the note on the storm drain profile. The motion passed on a vote of 5-0.

5. Final Plats: Bell property, Phase 1

Planner Hauver presented the final plats for Phase 1 of the Bell property. The applicant has worked out an agreement with FCPS regarding the entrance to the property on MD 194, so construction will start soon. The Board of Education needs to sign the plat due to the shared entrance. It was noted that the homeowners' documents still need to be submitted and approved.

Ms. Morgan Ethers, of Pleasants Development answered Commission members' questions and noted agency approvals.

Member Kuster made a motion, seconded by Member Pollak, to approve the Bell property Phase 1 plats, subject to review and approval of the homeowners' documents. The motion passed on a vote of 5-0.

6. Announcements

Mr. Ennis reviewed the list of upcoming meetings.

Respectfully submitted,

Susan J. Hauver