

**Minutes  
Walkersville Planning Commission  
Walkersville Burgess and Commissioners  
Joint Workshop**

**July 10, 2018**

Commission Chairman Richard Brady called the meeting to order at 7:30 p.m. with members David Ennis, Mike Kuster, and John Zimmerman in attendance. Also present were Town Commissioners Mary Ann Brodie-Ennis, Donald Schildt and Russell Winch and Town Planner Susan Hauver. Members Tim Pollak, Gary Baker and Ray Santullo were absent.

**1. Site Plan: Walkersville Library patio**

Boy Scout Life Scout Ethan Coleman presented his potential Eagle Scout project to build a patio to be located on the grounds of the Walkersville Library. It would be used as an outdoor classroom and stage. He coordinated the design with the library staff.

Ms. Brodie-Ennis, Mr. Winch, Mr. Schildt and Mr. Kuster all spoke in support of the project. Member Ennis asked about the location of the stormwater management easement (the patio would be located outside the easement areas) and whether filter fabric would be used (yes). Mr. Brady asked about walkways. No new walkways are planned so the patio would be accessed from the sidewalks along Glade Road or Polaris Drive.

Ethan Coleman and his father noted that this could be the first of several projects to make use of the library grounds.

Mr. Brady shared his vision for a deck to be added to the library building overlooking the site of the patio. He noted that the Commission could vote on the plan on July 24.

**2. Building reuse discussion: former T.R. Saylor hardware store (Torres Flooring)**  
*(postponed, applicant not present)*

**3. Concept Plan discussion: Proposed Rock Creek School**

The school planning and design team introduced themselves: Jim Barto of Adtek Engineers, Kori Purdum Matheis of Profitt & Associates Architects, Paul Lebo, Executive Director, FCPS, and Brian Staiger, Project Manager, FCPS. They presented the concept plan for the new school to be located behind Walkersville Middle School. They hope to improve the circulation on the whole site. The school currently enrolls about 120 students and the school will be designed for up to 190 students. A number of utilities on site will have to be relocated. Included in the design is a gymnasium that would be shared with Frederick County Parks and Recreation for programs focused on the special needs population.

A number of concerns about the project were raised, as well as expressions of disappointment with the site design, including the following:

- Development is too intensive, not enough open space shown on the plans
- Adding parking in front of the school would affect the view of the school too negatively
- FCPS needs to go back to the site evaluation process, is this really the best site?
- Too much impervious surface is being added
- Why is this site proposed to be used officially for overnight parking for school buses? Not related to Rock Creek School or middle school
- Too much parking is shown on site

- Stormwater management needs to be addressed upfront; concerns about effect of having karst geology
- Issues with acreage totals—appears to lie on two parcels, need to investigate deeds and consolidate the lots, plus make sure the library area is deleted
- Manhole in the middle of a soccer field is a problem
- Need to accommodate stormwater flowing from northeast of the site as well as in swale along western property boundary
- There is a history of sinkholes on the property

Chairman Brady summed up the concerns, noting the relocation of utilities, the lack of a stormwater management plan, the karst topography and sinkholes on site and its location in the Town's wellhead protection area, the lot consolidation and acreage issues, the excess parking shown on the plan, and the bus parking that needs to be removed from the plan.

#### **4. T.R. Saylor hardware store reuse**

Some residents of Maple Avenue expressed concerns about the reuse of the old hardware store. There is no parking and it appears that the lot on Fulton Avenue is being sold separately, so no access available to the back of the lot. They reminded the Commission members that whoever uses the property must adhere to the requirements of the Old Town Mixed Use District.

#### **5. Announcements**

Mr. Ennis reviewed the list of upcoming meetings.

Respectfully submitted,

Susan J. Hauver