

Minutes
Walkersville Planning Commission
July 24, 2018

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

1. Minutes

Member Pollak made a motion, seconded by Member Kuster, to approve the minutes of the June 26, 2018 meeting. The motion passed on a vote of 4-0-2 (Brady, Santullo).

Member Kuster made a motion, seconded by Member Zimmerman, to approve the minutes of the July 10, 2018 meeting. The motion passed on a vote of 4-0-2 (Brady, Santullo).

2. Site Plan: Walkersville Library patio (Ethan Coleman, Eagle Scout candidate)

Life Scout Ethan Coleman noted that he added filter fabric to his drawing of the proposed patio, as requested by Commission members at the July 10 meeting. The proposed flat patio will be 16'x16' in size. Chairman Brady confirmed with Mr. Coleman that the patio area will be in plain view from the street for safety and security reasons.

Member Kuster made a motion, seconded by Member Santullo, to approve the patio plans as submitted. The motion passed on a vote of 5-0.

3. Building reuse discussion: former T.R. Saylor hardware store (Torres Flooring)

Mr. Torres was not in attendance, so presumably is not interested in discussing the property. The discussion item was tabled indefinitely.

Mr. Brady noted that he spoke to the real estate agent listing the subject property and said that the adjoining lot on Fulton Avenue had been sold to the Frederick County Career and Technology Center to be added to their inventory of properties for student projects. An access easement to the back of the Main Street parcel was left in place.

4. Homeowners' Association documents: Spring View Estates (Bell property)

Commission members commented on a few of the sections in the proposed documents, including statements with regard to de-annexation, townhouses and multifamily housing, wind turbines and commercial vehicles. Ms. Morgan Ethers, of Pleasants Development acknowledged their comments and noted that the documents were developed from those adopted in the Brunswick Crossing development. She will edit the sections that would not apply to this development. Planner Hauver noted that the Town Attorney is reviewing the documents.

5. Backyard Chickens: discussion

Chairman Brady suggested that he, Member Kuster and Member Santullo work as a subcommittee to come up with ideas for regulating backyard chickens.

6. Announcements

Chairman Brady and Mr. Daniel Yeeles noted the issue of "tailings" (a mining byproduct) possibly being proposed for use as fill on the Rock Creek School site, according to minutes online of the design team's meetings. They expressed concern about the product and the environmental impacts of its use. Mr. Brady also noted concerns he

expressed about the fill placed in the stockpile on the Bell property. Poor quality fill could have a detrimental effect on the Town's water supply.

Mr. Yeeles also expressed concerns about plans for overnight bus storage on the middle school property.

Ms. Morgan Etters of Pleasants Development assured commission members that all stockpiled material is tested for compaction. It is in their interest to have good quality fill, since tailings and poor materials would fail compaction tests. They also need to be able to successfully plant grass in the fill.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver