

Minutes
Walkersville Planning Commission
September 25, 2018

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

1. Minutes

Member Pollak made a motion, seconded by Member Santullo, to approve the minutes of the July 24, 2018 meeting. The motion passed on a vote of 5-0-1 (Ennis).

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

Member Pollak made a motion, seconded by Member Santullo, to approve the documents as corrected and amended from the last meeting. The motion passed on a vote of 6-0.

3. Temporary use: Extension of approval of Rutter's construction trailer

Planner Hauver noted that approval of the construction trailer was granted through the end of August. The applicant has requested an extension of the approval.

Mr. Frank Herring of Stewart & Tate Construction explained that due to weather and other difficulties, they are three months behind on the project. Now that the footers for the building have been laid, they have 100 days to complete the project per their contract. They received permission for the temporary structure to be located within the front setback along Sandstone Drive and would like to keep the trailer in that position. Member Ennis expressed his disapproval of the waiver of the setback requirement.

Member Pollak made a motion, seconded by Member Santullo, to approve a three month extension of approval of the temporary trailer within the front setback on the Rutter's site. The motion passed on a vote of 5-1 (Ennis).

Member Santullo asked about the use of Sandstone Drive by construction vehicles, against the agreement the Town had with Rutter's. Mr. Herring explained that an existing electric line crossing the property prevented them from accessing that side of the site from MD 194. The line has since been moved. He is working with the field superintendent to effectively block the entrance so that workers do not use it. Mr. Santullo also said that heavy trucks had clearly used the entrance and left a trail of mud in the road. Mr. Herring said that they would take further steps to control that.

4. Backyard Chickens

Commission members decided to wait until the election is over to see if the next Burgess and Commissioners board wants to address the issue of backyard chickens.

5. Announcements

Chairman Brady noted that representatives of the Board of Education spoke positively at one of their meetings about working with Pleasants Development on the shared school/Bell property development entrance at the new Kershner Road. They said that the developer had been most cooperative.

Mr. Brady brought up the cost estimate to convert the MD 194/Fountain Rock Rd intersection to one-way-in/one-way-out. He felt the price was too high, given that the dualization of MD 194 will solve the problem eventually. The Burgess and Commissioners will decide whether to proceed at their September 12 meeting.

Member Ennis said that he checked into the plans for the SHA stormwater management pond retrofit underway at the corner of East Frederick Street and MD 194. The wet pond will be lined and have a berm in the middle where a water line crosses it.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver