

Minutes
Walkersville Planning Commission
October 23, 2018

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

1. Minutes

Member Kuster made a motion, seconded by Member Ennis, to approve the minutes of the September 25, 2018 meeting. The motion passed on a vote of 4-0-2 (Santullo, Pollak).

2. Walkers Village Center Subdivision: Preliminary/Final Plat

Planner Hauver presented the preliminary/final plat to subdivide the two story office building at the Walker Village Center to be subdivided off the main parcel. The plat was previously approved but not signed and recorded. The approval expired.

Mr. Bernie Linsenmeyer of Thaler & Associates spoke on behalf of the applicant. He noted the abandoned easement crossing the property and the new easement around the building.

Member Ennis noted a side yard setback error on the plat and noted that a water/sewer easement reference needed to be added for the new easement.

Member Ennis made a motion, seconded by Member Santullo, to approve the plat with the condition that the side yard setback be corrected and the recording reference be added. The motion passed on a vote of 6-0.

3. Amendment to site plan: Diesel canopy signs, Rutter's

Planner Hauver noted that signs had been installed on the Rutter's diesel gas canopy that had not be approved on the site plan or in the sign package presented with the zoning certificate. While directional signs are permitted by zoning, the large ENTER signs facing Sandstone Drive are misleading considering trucks are not permitted to enter the site from that road.

Mr. David Martineau of Rutter's said that they misunderstood the requirements. They would be willing to take down the ENTER signs but want to keep the sign that says DIESEL on both sides of the canopy. Sometimes customers try to fill their non-diesel vehicles with diesel fuel.

Commission members discussed the need for the DIESEL signs. It was noted that the signs are not lighted.

Member Santullo made a motion, seconded Member Kuster, to remove the signage on the side of the canopy facing Sandstone Drive and replace it with a diesel gas price sign up to six square feet in size. The signage on the other sign of the canopy can remain as is. The motion passed on a vote of 4-2 (Ennis, Pollak).

4. Subdivision Entrance sign: Parkside

Commission members expressed concerns about the visibility of the sign and the berm currently under construction. They were also concerned that the sign is located within the street right-of-way.

Member Kuster made a motion, seconded by Member Pollak, to defer consideration of the sign to discuss their concerns with the developer. The motion passed on a vote of 6-0.

5. Frederick County Rezoning Referral: Biggs Ford Solar Center, LLC

Planner Hauver presented the rezoning application that was referred to the Town for comment by the Frederick County Planning Department. The proposed solar panel installation is proposed to be located on the Whitmore farm just outside town limits on Biggs Ford Road.

Commission members discussed the proposal, noting that the use does not fit in the Town Comprehensive Plan. The plan does not address the Town plan proposal for the realignment of Dublin Road across the corner of the property.

Chairman Brady noted his attendance at the community meeting held in August as required by Frederick County. He felt that most people in attendance would rather the property stay a farm but prefer a solar installation to residential development of the property.

Member Kuster made a motion, seconded by Member Ennis, to recommend to the Burgess and Commissioners that the Town send a letter in opposition to the request, noting the following:

- ***The proposed use does not take into account the realignment of Dublin Road shown on the Town Comprehensive Plan;***
- ***The use is not compatible with the Town's designation of Agricultural/Rural on the Town Comprehensive Plan;***
- ***The property is prime farmland; and***
- ***The property is within the Town's growth limits and the use will impact Town residents.***

The motion passed on a vote of 5-0-1 (Zimmerman).

6. Announcements

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver