

**Minutes**  
**Walkersville Planning Commission**  
**March 26, 2019**

Acting Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Mike Kuster, Tim Pollak, Ray Santullo, Russ Winch and John Zimmerman present. Also present were Town Commissioners Tom Gilbert, Mary Ann Brodie-Ennis, and Michael Bailey, and Town Manager Gloria Long Rollins. There were 24 citizens in attendance.

Mr. David Ennis announced that the Rock Creek School site plan, originally scheduled for this evening, was postponed until April 23, 2019, with a workshop with the applicant scheduled for April 9, 2019.

**1. Minutes**

Planning Commission member Russell Winch made a motion, seconded by Ray Santullo, to approve the February 26, 2019 minutes as written. The motion passed by a vote of 6-0.

**2. Site Plan Old Town Mixed Use District (new use): J's Bargain Appliances to occupy 15 Main Street (formerly T.R. Saylor Hardware Store): Victoria Baker, applicant**

Tony Checchia, representing the contract purchaser, Victoria Baker, 115 Challedon Drive, reported that the hope is to bring new life to the building on Main Street. The applicants hope to move from their current location on the Golden Mile in Frederick to Walkersville, where they reside. Mr. David Ennis noted that the plan includes no exterior changes but fails to address signage as required in §88-14 of the Town Code. He notified the applicant that signage is a requirement that must be included in the site plan. Mr. Russell Winch confirmed with the applicant that all equipment would be enclosed inside the building and that the performance standards established for the OTM district would need to be re-reviewed. The applicant, Mrs. Victoria Baker, was very agreeable to meeting any of the requirements to having the site approved.

Mrs. Cindy Stull, 14 Main Street, across from the old hardware store, asked that no delivery or pickup of appliances occur through the front door of the building. She also displayed a photo of the appliance store's current location on Rt. 40, noting the waving sign. She asked that these types of signs not be utilized in the residential location of Main Street. She also noted that parking is always a problem on Main Street and asked that customers of the store be encouraged to use the back of the store for parking.

Ms. Deb Conroy, 21 Main Street, 2 doors up from the store, also reported that there are parking problems on Main Street and to please be aware and considerate of the residents on the street.

Mrs. Mary Ann Brodie-Ennis, 118 Challedon Drive, reported that she is a neighbor to the Bakers, and they have always been respectful, good neighbors. She has no reason to

believe that they would do anything to cause problems with their business on Main Street.

Mrs. Baker then reiterated their purpose for moving their business to Walkersville was to bring life to the abandoned building. She noted they will follow any rules and direction for the signage for the building and thanked everyone for their time and comments.

Mr. Russell Winch suggested that the site plan include that all deliveries be made in the rear of the building.

Mr. Checchia asked if the signage can be addressed as part of a conditional approval of the site plan.

Planning Commission Ray Santullo made a motion, seconded by Mr. John Zimmerman, to conditionally approve the use of the building as an appliance store with the condition that the site plan includes the sign standards in §88-14 of the Town Code and that the usage be in compliance with all the standards of the OTM district. The motion passed by a vote of 6-0.

### **3. Troop 1070 Scouts**

Four members of the Pack 1070 Cub Scout troop attended the meeting working on their Arrow of Light award. Members included Paige, Cindy, and Kaden of New Midway/Woodsboro School, and Ryan, of St. John's Catholic School. Troop leaders explained the purpose of the visit to the Planning Commission meeting and asked for an explanation of OTM. Mr. Russell Winch explained the OTM zoning designation to the troop.

### **4. Announcements**

Acting Chairperson David Ennis reviewed the announcements:

- Town meeting, 3/27/19
- Planning Commission workshop, 4/9/2019
- Town meeting, 4/10/2019
- Planning Commission meeting, 4/23/2019

Mr. Ennis explained the difference between a workshop and a regular Planning Commission meeting, i.e. there is no public comment during a workshop but the public can attend and listen to the workshop. A regular meeting has a time period scheduled for public comment.

Mr. Russell Winch made a motion, seconded by Mr. Mike Kuster, to adjourn the meeting.

There being no other business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Gloria Long Rollins