

Minutes
Walkersville Planning Commission Meeting
May 28, 2019

Commission Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Mike Kuster, Tim Pollak, Ray Santullo, Russ Winch and John Zimmerman present. Also present were Town Commissioner Mary Ann Brodie-Ennis, Town Engineer Shawn Burnett and Town Planner Susan Hauver.

1. Minutes

Member Ennis noted grammatical corrections to the draft minutes.

Member Kuster made a motion, seconded by Member Winch, to approve the minutes of the April 23, 2019 meeting as corrected. The motion passed on a vote of 7-0.

2. Revised Site Plan: Rock Creek School

Planner Hauver reviewed the updates to the plans since the April meeting.

Mr. Bruce Dean of Linowes and Blocher, representing FCPS, requested final approval of the site plan. He noted that the project team members Mr. Jason Fritz of Adtek Engineers, Ms. Kori Purdum Matheis of Proffitt and Associates, Mr. Mike Norton of Norton Land Design, and Brian Staiger of FCPS were in attendance.

Mr. Dean noted updates and modest revisions made to the plans in response to comments made at the April meeting.

- Landscaping: They added landscaping to screen headlights shining from vehicles in the bus loop.
- Gates in basketball courts: Interior gates to allow passage between courts were added.
- Stormwater management: Mr. Vijay Kapoor Frederick County engineer, approved the stormwater management concept. The plan will be finalized through the improvement plan review process.

Town engineer Shawn Burnett agreed that he was comfortable with the stormwater management concept.

Member Ennis noted an inconsistency in the stormwater management report regarding the 100 year storm. Mr. Dean said that it would be corrected.

Chairman Brady noted that the site plan and stormwater management concept was the key to the whole review process. They need to make sure that everyone is comfortable with the design. He also noted that the Town needs to be thinking about what it can do to improve the upstream conditions. The applicants have done the best they can do with the problem caused by the Town drainage system.

Member Winch noted that the Town needs to consider both the upstream and downstream conveyance. He said that they had to deal with a similar situation with the Parkside development.

Mr. Fritz said they could add a statement about the downstream conveyance, noting that they are not making the downstream situation any worse.

- Specimen Tree Removal: Mr. Dean noted that they had reduced the number of specimen trees to be removed. The only one they are requesting a waiver for at this point is a programmatic necessity. Four basketball courts are needed on the site.

Mr. Dean thanked the staff, Planning Commission members and citizens for working collaboratively on the plans.

Member Winch made a motion, seconded by Member Ennis, to approve the site plan, with the revised wording regarding the 100 year storm in the stormwater management report. The motion passed on a vote of 6-1 (Kuster).

Member Pollak made a motion, seconded by Member Santullo, to grant a waiver allowing a specimen tree to be removed in the area of the proposed basketball courts. The motion passed on a vote of 7-0.

3. Fountain Rock Manor Lot 2 Site plan (Dunkin Donuts)

Planner Hauver noted that the applicants were not represented at the meeting.

Member Winch noted surprised about the lack of public opposition so far. He thinks this development will impact nearby residents more than Circle K or Rutters. He brought up a plan that was proposed several years ago for a frontage road in front of the subject property extending Frederick Street to the property and suggested that it be reconsidered. **Member Winch made a motion, seconded by Member Santullo, to postpone consideration of the site plan to the June meeting. The motion passed by a vote of 7-0.**

4. Inter-agency Referral: Agricultural Preservation Easement applications

Planner Hauver presented two applications referred to the Town by Frederick County. The Checcia property is located outside the Town growth area on the south side of MD 26. The Tom's Retreat property is located on the south side of Retreat Road and west side of Fountain Rock Road and adjacent to the town boundary. The Tom's Retreat property is designated Agricultural Buffer on the Town Comprehensive Plan.

Member Winch noted the town philosophy to date of supporting agricultural preservation easement applications on agricultural properties in and around the Town.

Member Ennis noted that the Tom's Retreat property adjoins the Century Center property which is zoned Limited Industrial and could be developed in the future. He suggested that additional right-of-way be set aside on Retreat Road to allow for future road improvements associated with the development of that property.

Member Kuster made a motion, seconded by Member Ennis, to recommend to the Burgess and Commissioners that the Town endorse the agricultural preservation easement applications and recommend that sufficient right-of-way along Retreat Road be retained to allow for dedication and improvements associated with future development. The motion passed on a vote of 7-0.

5. Announcements

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver