

**Minutes**  
**Walkersville Planning Commission Meeting**  
**June 25, 2019**

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

**1. Minutes**

***Member Kuster made a motion, seconded by Member Winch, to approve the minutes of the May 25, 2019 meeting as corrected. The motion passed on a vote of 5-0-1 (Gilbert).***

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

Planner Hauver reviewed the features of the site plan and staff and agency comments.

The applicant was represented by Mr. Rick Curry of B&R Design. To improve the level of service at the intersection of Sandstone Drive and MD 194 the applicant's traffic engineer is recommending that the center lane on MD 194 be converted to a two-way turn lane. Vehicles turning left out of Sandstone Drive could cross into that lane before entering the travel lane.

Mr. Curry also presented potential building elevation drawings and images of the HVAC equipment to be installed on the building roof. The equipment would be shielded to improve the view from the upper stories of Victoria Park.

Member Ennis noted that all the stormwater management areas would need to be lined and all stormwater pipes need to have water tight joints. He expressed concern about the light pollution from headlights beaming into homes in Colony Village. He asked about the hours of operation and property owner Mr. Kirit Parmar said that the store would be open from 4:30 am to 8 pm.

Commission members added the following additional comments:

- Provide walkway onto the site from the sidewalk along MD 194
- Label the crosswalk across the parking lot
- Mitigate headlight/light pollution spilling onto the adjacent townhouse lots
- Correct size of parking spaces in notes—9'x18'
- Improve the turning radius for vehicles coming around the building corner before the drive-through window
- Correct the planting schedule where the symbols overlap
- Show size, design and location of signs, including street address sign
- Shrubbery in front of the building corner (Dunkin Donuts front corner) might block the view of cars in the adjacent parking spaces from cars exiting the drive-thru lane
- Move the dumpster to the northeast side of the property to provide as much distance as possible from neighboring residences
- Resubmit traffic study (with warrant analysis) to SHA and get response from them on the proposed change to the center lane of 194.

With regard to the traffic engineer's proposals, Town Engineer Shawn Barnett noted that the applicant needs to resubmit to the State Highway Administration. There are still issues to resolve with regard to traffic.

Mr. David Goemaere, resident at Victoria Park, noted his concern about the noise of the trash truck that will service the dumpsters on site. He also noted that a lot of 18-wheelers are turning onto Sandstone Drive to enter the Rutter's property.

***Member Kuster made a motion, seconded by Member Ennis to continue consideration of the site plan to a future meeting to be scheduled to discuss the traffic recommendations and the issues brought up at this meeting. The motion passed on a vote of 6-0.***

**3. Spring View Estates: Revisions to forestation and open space areas, to dedicate land to FCPS**

Planner Hauver presented the revised improvement plan sheets to allow the developer of Spring View Estates to dedicate land to FCPS for expansion of the athletic fields behind the schools. Ms. Morgan Ethers of Pleasants Developments represented the applicant Woodsboro Pike LLC. She noted that the playing fields would not be lighted.

***Member Kuster made a motion, seconded by Member Winch, to approve the plans as presented. The motion passed on a vote of 6-0.***

**4. Proposed Correction Plat: Parkside, revised note to allow houses to be oriented to Zinnia Terrace**

Planner Hauver noted that the Parkside plat includes a note requiring that houses built on the double frontage lots at the end of Zinnia Terrace face Biggs Ford Road to align with the existing homes on that section of road. The builder of homes in the development has requested that the note be removed.

Mr. Keith Tunnell of Dan Ryan Builders said that no one wants to build on those lots with that requirement. He has a potential buyer for one of the lots who wants the house to be oriented to the cul-de-sac.

***Member Pollak made a motion, seconded by Member Kuster, to allow the note on the plat to be removed. The motion passed on a vote of 6-0.***

**5. Walkers Village Center Monument sign—potential zoning text amendment**

Representatives of Strickler Signs spoke on behalf of Tomarchio Enterprises, owner of Walkers Village Center. They are looking for input and advice with regard to replacing the monument sign in front of the center. A different sign company applied for a variance to allow a larger sign than is permitted by the zoning requirements but the Town Board of Appeals denied the request. The property is set back 100 feet from the road and a larger sign is needed for readability and to allow all the businesses in the center to have a sign on the center sign.

Chairman Dick Brady noted that the center is unique in town and perhaps the zoning text could be amended to allow for more signage in this case. Perhaps the size of signage permitted could be related to the setback of the property from the road. Other Commission members asked whether every store needed to be advertised on the sign and also wondered if a new, taller sign could be designed that meets our code requirements. The applicants noted that they were unable to come up with a good design that meets the code.

Chairman Brady suggested that the applicants come up with a concrete suggestion for a zoning text amendment for the Commission to review.

**6. Old Town Mixed Use District new use: Brainstorm Comics, 25 Maple Avenue**

Mr. Edwin Stanfield, one of the owners of 25 Maple Avenue, noted that they have improved the building and site in the six years they have owned the property. He introduced his proposed new tenant, Brainstorm Comics, and owners Eva Brown and John Frazier. The business would occupy the entire building. They are a hobby shop and also host nights for customers to come in and play board games. Mr. Frazier said that they would expect 25 customers on site at the peak times (Friday nights). They feel the parking on site will be adequate since they expect

customers to carpool there. The customers are generally over 18 years old. The game nights typically are from 7-9 pm.

***Member Kuster made a motion, seconded by Member Gilbert, to approve the proposed use at 25 Maple Avenue. The motion passed on a vote of 6-0.***

#### **7. Rules of Procedure Review**

Commission members continued their discussion of proposed revisions. The changes need to be reviewed by the attorney and brought back to the Commission.

#### **8. Announcements**

Chairman Brady noted the proliferation of signs and banners around town.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver