

Minutes

Walkersville Planning Commission Meeting

October 22, 2019

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

1. Minutes

Member Kuster made a motion, seconded by Member Winch, to approve the minutes of the October 8, 2019 meeting as corrected. The motion passed on a vote of 6-0-1 (Pollak).

2. Final Plats: Spring View Estates Open Space

Planner Hauver presented the plats for the open space parcels in Spring View Estates. The forestation area adjoining Walkersville Elementary School was revised to allow the developer to donate land to FCPS to expand playing fields behind the school. An additional forestation area is shown on another open space parcel. The plats for all house lots have already been approved and recorded.

Member Kuster made a motion, seconded by Member Ennis, to approve the submitted final plats with the condition that the surveyor's signature and seal be added to the plats on which the forestation areas changed. The motion passed on a vote of 7-0.

3. Discussion: Walkers Village Center monument sign

Mr. Ron Thomas and Mr. Kevin Coutts from Strickler Signs presented a proposed zoning text amendment with regard to monument signs for shopping center. Their client is Tomarchio Enterprises, the owner of Walkers Village Center. They noted that the text amendment was based on one approved for the Capital City Mall in Camp Hill, PA. The sign needs to be larger to be more visible to drivers passing by, since it cannot be located within the deep setback created by the road right-of-way.

Member Winch expressed concern that the owner of the shopping center is not committed to the success of the center. He wondered if the owner wanted to make the center viable. Mr. Coutts noted that the new sign would be a significant investment in the center. Their company has worked with him on other shopping centers and it appears he is systematically improving each one.

Members noted that the proposed double-sided 275 square foot sign would be a massive structure for the town. In response to a question, the applicants noted that the lighting would be on a timer so that it could be dimmed at night.

The applicants showed a video of what the proposed sign would look like superimposed on a video of the site.

Mr. Gundars Osvalts of Glade Towne suggested that the sign be moved closer to the intersection of MD 194 and Glade Boulevard.

Member Ennis said that he was not in favor of the text amendment solely for one entity.

Member Winch said that he would be in favor of accommodating some change to the sign regulations. Chairman Brady asked about the harm to the Town of allowing a larger sign. Commission members discussed what the limiting factors should be on the size of the sign—square footage of the center, physical distance from the property line, road classification (arterial, collector, etc), linear feet of frontage, zoning district, or the allowable square footage of other signs on the property.

Member Gilbert said he objects to amending the code for one property and Member Ennis agreed. Mr. Coutts said it would apply to all properties in the B-2 District.

Planner Hauver will analyze the proposed text amendment with regard to other B-2 properties and other Frederick County jurisdictions.

4. Meeting Schedule for November and December

Due to the Thanksgiving and Christmas holidays, Commission members decided there will be one meeting held in each of the months of November and December, to be held on the second Tuesday of each month (November 12 and December 10).

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver