

Minutes

Walkersville Planning Commission Meeting

November 12, 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 were Town Planner Susan Hauver and Town Commissioner Michael Bailey.

1. Minutes

Member Kuster made a motion, seconded by Member Winch, to approve the minutes of the October 22, 2019 meeting as corrected. The motion passed on a vote of 7-0.

2. Vicky's Hairbraiding Salon, 15 Main Street, Old Town Mixed Use District

Ms. Victoria Baker, property owner, said that the potential tenant had not responded to her most recent calls. She suspects that she has lost interest in the property.

Commission members noted that the item had been continued on several agendas. Staff will need a firm commitment from the applicant before it will be placed on the agenda again.

3. Construction trailer (temporary use): Rock Creek School

Planner Hauver presented the site plan showing the proposed location for construction trailers for the Rock Creek School construction. She noted that general contractor was not present to answer question.

Mr. Rich Bucheimer spoke on behalf of his mother-in-law Shirley Eyer of 12 Maryland Avenue as well as the Sheltons of 7 Maryland Avenue. He expressed concerns about the impact of the construction activities on their properties.

Commission members discussed the following issues/questions:

- Impact on Maryland Ave residents—what's to keep construction workers from parking on their street? When will Maryland Ave be closed, since it is used by middle school staff to access the rear parking lot?
- What is the sequence of construction? The plan shows the underground storm structure to be the staging and parking area. Where will the staging area be while that area is being developed?
- Truck traffic in and out of the site—particularly when the site is being filled to elevate the school foundation and when the underground storage facility is under construction—how will the truck traffic be managed to limit its impact on the neighbors, traffic on Frederick St, and the middle school community?
- Frederick Street—what is the plan for keeping the road clear of mud and debris and from being torn up?
- Time of work---how early in the morning will construction noise begin?
- Any plan to install a screen barrier to protect Glade Village neighbor from dust and noise?
- The project sign appears to be on County property, not the school property.
- How will the landscaping and sidewalk to be installed near the Maryland Ave properties (Eyer) so as to protect the resident's fence and bushes?
- As the school foundation is being built up, what is to prevent stormwater from backing up onto Maryland Ave properties?

Member Pollak made a motion, seconded by Member Kuster to continue consideration of the temporary trailer until the December meeting for Commission members' questions to be answered. The motion passed on a vote of 7-0.

4. Walkers Village Center monument sign text amendment

Planner Hauver presented staff comments on the proposed text amendment.

Member Kuster noted that the tenants are responsible for the signs and their maintenance. As a former tenant, he noted that he would have like to have had a sign located closer to the road. He thinks the property owners' motivation in proposing the text amendment to build a larger sign is to help the tenants. He noted that a lot could be done to help them more.

Member Santullo wondered what has changed to necessitate a larger sign.

Planner Hauver noted that the Commission will hold a public hearing on the proposed zoning text amendment in December.

5. Ordinance 2019-07 Planning Commission membership/composition

Planner Hauver presented the proposed ordinance that would reduce the size of the Planning Commission and allow the Burgess and Commissioners to appoint an alternate(s).

Commission members voiced their opposition to the proposed ordinance, noting that each member provides a unique perspective and seeks the best interest of the town. They thought having alternate members would result in a lack of continuity and familiarity with the issues.

Member Ennis made a motion, seconded by Member Winch, to recommend to the Burgess and Commissioners that no changes to the current configuration of the Commission be made. The motion passed on a vote of 7-0.

6. Miscellaneous items

Commissioner Bailey noted additional issues to consider in the ordinance regarding the Planning Commission composition. He would like the Code to explicitly require that members reside within Town limits and for the appointment process to be clarified. The Code currently states that the Burgess appoints members, and does not spell out that the appointments are confirmed by a vote of the Commissioners. He supports the diversity of a seven member commission.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver