

**Minutes**  
**Walkersville Planning Commission Meeting**  
**December 10, 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 November 12, 2019 meeting. The motion passed on a vote of 7-0.***

**2. 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 the Commission members' comments from the last meeting had been forwarded to the applicants and their responses had been distributed to the Commission members.

The applicant was represented by construction managers Mr. Sean Curley of Dustin Construction, and Mr. Brian Staiger of FCPS. Mr. Curley said that they would be placing four construction trailers on site.

The following issues were discussed:

- Construction entrance: members noted that the driveway is currently used by parents staged for student pickup. Mr. Curley said they would have signs in place to direct middle school traffic and have flaggers out for the first few weeks.
- Fenced areas, loss of play areas: Member Gilbert expressed disappointment about the loss of space used for student play and recreation.
- Maryland Avenue: Member Winch said that they should add a sign at the intersection of Maryland Avenue and Maple Avenue prohibiting construction traffic and parking.
- School bus parking: In response to a question, the applicants said that FCPS has made arrangements for the buses to be parked elsewhere during the construction.
- ADA ramp, access to former library parking lot: ADA access as well as access to the library parking lot will be maintained.
- Hours of construction: Not before 7 am; in the winter until 5-6 pm, and in the summer until 6-7 pm.

***Member Pollak made a motion, seconded by Member Winch to approve the temporary trailers subject to proffers made by the applicant. The motion passed on a vote of 7-0.***

**3. Public Hearing: Walkers Village Center monument sign text amendment**

Planner Hauver reviewed the staff comments on the proposed text amendment.

Applicants Ron Thomas and Kevin Coutts of Strickler Signs responded to the staff comments. They noted that the purpose of the sign is to give the tenants "top of mind awareness" of passers-by. They reviewed other investments the shopping center owner has made in the center, including a new roof, asphalt repairs, LED lighting, and painting of Safeway façade. The text amendment is written so that other smaller commercial centers would not qualify for a large sign.

Mr. Gundars Osvalts, 108 Challendon Drive, asked when the owner was going to remove the illegal real estate signs located in the MD 194 right-of-way. He also noted that the ordinance would allow business to install temporary flag-style signs if they are eligible for additional

signage. He also suggested that they install an electronic sign that has a rotating message for the businesses to share. He objects to the proposed height.

Member Gilbert asked whether the shopping center sign could be moved closer to Glade Boulevard to improve visibility. Mr. Coutts explained that visibility would only be improved if the sign is larger. Digital signs can be a nightmare for whoever manages the rotation and the time allotted to each tenant.

Mr. Coutts noted that they could reduce the size of the sign a bit and wondered what size would be acceptable to the Commission members. A range between the proposed 267 square feet and 215 square feet was discussed.

Member Winch said that the sign is one step toward the shopping center drawing in more business. He urged approval of the text amendment. Member Kuster concurred.

Member Pollak felt the larger size was too large. He could support 150 square feet. He would not be opposed to a height of 30 feet, but feels 33 feet is too tall.

Member Ennis said that the proposed sign, more than doubling the size of the existing sign, is too much. He noted the width of the right-of-way pre-exists the development of the center. He would support something larger, but not as much as proposed.

Member Santullo supported a maximum height of 30 feet and a maximum size of 232 square feet.

Members also discussed ways the sign size could be tightened with the applicants.

The applicants said they would update their drawings and come back to the January meeting.

***Member Kuster made a motion, seconded by Member Winch, to continue the public hearing to the January 28, 2020 meeting. The motion passed on a vote of 7-0.***

#### **4. Site Improvement Plans: Fountain Rock Manor Lot 2 Shopping Center**

The applicant was not represented so consideration of the plans was tabled.

#### **5. Miscellaneous items**

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver