

**Minutes**  
**Walkersville Planning Commission Meeting**  
**July 14, 2020**

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

**1. Minutes**

***By common consent the Planning Commission voted to approve the minutes of the February 25, 2020 meeting. Chairman Ennis noted six in favor.***

**2. Site Plan detail, addition of fence: Starkey Holdings, LLC (Olde Towne Jewelers)**

Mr. Brady noted for the record that he had appraised the subject property in the past, but currently has no business interest in the property.

Planner Hauver reviewed the staff memo and plot plan for the proposed four foot tall chain link fence along the western property line of Mr. Starkey's property.

Mr. Wayne Starkey, property owner, explained that he wants to install the fence to separate his property from the neighboring shopping center property. Delivery trucks for the adjoining liquor store use his parking lot and trash from that property blows onto his property. The slope between the two sites also poses a hazard and people have fallen on it.

Mr. Brady presented photos he took of the property. HE noted the storm drain on the Starkey property and the need to keep the drain area clear.

Commission members discussed the proposed height of the fence, and whether it would be tall enough to deter people from jumping it. They also discussed aesthetics and the possibility of adding vinyl slats to make the surface more opaque and more visually appealing. Commission members said they wanted to give Mr. Starkey the flexibility to install a taller fence if it would be better suited to his purposes.

***Member Winch made a motion, seconded by Member Gilbert, to approve a fence up to 8 feet in height as shown on the submitted plot plan, and also suggesting that vinyl slats also be installed. The motion passed on a vote of 6-0.***

**3. Comprehensive Plan Update**

Planner Hauver presented the results of the online Community Survey, and Commission members discussed results and the written comments.

Member Brady presented information comparing real estate sales between 2019 and 2020 and the impact of COVID 19 on the market. The overall trend is a smaller inventory of houses on the market and higher prices. The updated plan should address the issue of housing affordability. He noted the opportunity for the Town to address the needs of seniors but allowing accessory dwelling units and tiny houses.

Planner Hauver presented an updated schedule for the Plan update and draft letter to be mailed to households notifying them of the process. Chairman Ennis said that the letter would help get the word out to the community that the plan update process is underway.

***Member Brady made a motion, seconded by Member Winch to accept the update schedule and authorize the letter to be sent out on the Commission's behalf by Town staff. The motion was approved on a vote of 6-0.***

**4. Miscellaneous items**

Ms. Hauver noted that the new member appointed to the Commission decided not to accept the position due to a change in his job and commute time. She will be advertising the position soon.

Mr. Brady updated the Commission on the Frederick County Board of Appeals hearing on the Town's application for special exception approval for the use of the Town watershed by the Boy Scouts. He expressed his displeasure at the way the hearing was conducted and noted the concerns expressed by NIMBY (Not in My Back Yard) neighbors. He would like the Commission to write a letter of support to the Board of Appeals.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver