

Minutes
Walkersville Planning Commission Meeting
January 25, 2022

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Mike Kuster, Dick Brady, Ray Santullo, Russ Winch, and Mike McNiesh present. Also present were Town Planner Susan Hauver and Communications Specialist Ashley Bailey. Member Michelle Doster was absent as her term expired and she has chosen not to seek re-appointment. The meeting was also live-streamed on the Town's website.

1. Election of Officers

Member Brady made a motion, seconded by Member Kuster, to nominate David Ennis Chairman of the Commission, and to close the nominations. Mr. Ennis was elected on a vote of 5-0-1 (Ennis abstained).

Member Brady made a motion, seconded by Member Santullo, to nominate Mike Kuster Vice Chairman of the Commission, and to close the nominations. Mr. Kuster was elected on a vote of 5-0-1 (Kuster abstained).

Member Kuster made a motion, seconded by Member Brady, to nominate Ray Santullo Secretary of the Commission, and to close the nominations. Mr. Santullo was elected on a vote of 5-0-1 (Santullo abstained).

2. Minutes

Member Winch made a motion, seconded by Member Kuster, to approve the minutes of the December 14, 2021 meeting as corrected. The motion passed on a vote of 5-0-1 (McNiesh abstained).

3. Comprehensive Plan Update Discussion

1) Premier Fire Protection Services, LLC property, 2 East Frederick Street

Mr. Jim Witmer and Mr. Robert Henneberry were present to discuss the former Red Cross building property, which is owned by Mr. Henneberry's business. The five acre lot extends from the existing building to MD 194, with about 3-3 ½ undeveloped acres. Mr. Witmer thinks it represents a good development opportunity and they would like input from the Town. He thinks a mix of uses might be a viable possibility. Crum Road would be the primary point of access.

Member Winch confirmed with Mr. Witmer that access to the property would be from Crum Road. He noted that the intersection of MD 194 and Crum Road is dangerous and has a history of accidents. He would like to see the intersection closed.

Member Brady said that before the new library was built he had suggested that the Red Cross building be converted to a library. The site represents the center of Town and it should be developed in a way that reflects that position. He would like to see the property developed with something upscale that represents Walkersville.

Member Ennis noted the need for a traffic study. He would like to see traffic diverted from the intersection of Crum Road and MD 194. It was noted that a secondary access to the property could be added along the property's frontage on E. Frederick Street.

Mr. Brady noted his desire to see Crum Road tunnel under MD 194.

Mr. Winch noted that any construction should be compatible with the row of residences along E. Frederick Street, which back up to the undeveloped part of the property.

2) Transportation Plan discussion

Planner Hauver reviewed items for discussion with regard to the Transportation Chapter.

The consensus of the Commission members was to leave the proposed realignment of Dublin Road (to align with Fountain Rock Road at its intersection with Biggs Ford Road) on the proposed highway plan.

Commission members discussed showing a local road connection extending from Fountain Rock Road at Richard Winn Lane through the Stone property to the stub street (Vista Glen Road) in Spring View Estates. Member McNiesh questioned adding a road, noting his view that the Plan failed on the Rutters property. Chairman Ennis said showing the road connection on the Stone property would indicate the Town's intentions when and if the property is developed. Commission members felt the extension of Stauffer Court to Fountain Rock Road should be kept on the Plan.

Commission members were not in favor of showing a road connection on the northeast side of MD 194 between Nicodemus Road and Crum Road. Mr. Ennis noted that the road connection would not do anything for the Town, so should be left to the developer of the property when and if the property is developed.

Members Ennis, Kuster and Brady all expressed support for adding a local road connection across the Walker Farm from the entrance to Walkers Overlook (opposite Nicodemus Road) to Crum Road.

With regard to the Staley property, some Commission members expressed support for a road connection from Main Street to Devilbiss Bridge Road. A connection from Longley Green on Glade Road to Devilbiss Bridge Road was also discussed.

3) Miscellaneous items

Member Brady noted that the sidewalk along Biggs Ford Road is still not constructed.

Mr. Brady also pointed out there are six trucks, two trailers and three cars parked at the home every day on Biggs Ford Road on which the sidewalk is to be located. He suggested that the use of the property is a zoning violation, and that the Town needs to enforce the Code.

It was also noted that the farmhouse on Biggs Ford Road still has driveway access to Biggs Ford Road despite the access provided from Zinnia Terrace. There is also a property owner along Biggs Ford Road who has had gravel deliveries to the back of his lot on Zinnia Terrace from Biggs Ford Road.

3. Public Comments

Mr. Jeremy Holder of Ausherman Development encouraged Commission members to incorporate plans for pedestrian ways in the Comprehensive Plan.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver