

**Minutes**  
**Walkersville Planning Commission Meeting**  
**January 28, 2020**

Commission Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Russ Winch, Ray Santullo, Tim Pollak and Tom Gilbert present. Also present was Town Planner Susan Hauver and Town Engineer Shawn Burnett of the Wilson T. Ballard Company. Member Mike Kuster was absent.

**1. Election of Officers**

***Member Winch made a motion, seconded by Member Gilbert to move the election to the February meeting since one member was absent. The motion passed on a vote of 6-0.***

**2. Minutes**

***Member Winch made a motion, seconded by Member Santullo, to approve the minutes of the December 10, 2019 meeting as corrected. The motion passed on a vote of 6-0.***

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

Planner Hauver reviewed the proposed text amendment and the discussion from the November meeting. She noted some potential confusion about the wording of the amendment in relation to other shopping centers fronting on MD 194 and suggested that she would add some language to clarify that the amendment would only pertain to signs at centers at least 73,500 square feet in size.

Applicants Ron Thomas and Kevin Coutts of Strickler Signs presented a revised plan for the proposed sign. They reduced the overall height from 33 feet to 29 feet 8 inches. They reduced the proposed width to 14 feet and the mass of the columns from 24 inches wide to 21 inches wide. The overall square footage of the proposed sign was reduced from 275 square feet to 229 square feet.

Chairman Brady suggested that the word "Commercial" be taken out when referring to a State Highway. Planner Hauver suggested that the term be changed to "Major Arterial" in accordance with the road classification system in the Town Comprehensive Plan.

There were no additional public comments on the proposed text amendment. Member Winch noted that Member Kuster expressed his support of the text amendment at the last meeting.

***Member Winch made a motion, seconded by Member Santullo, to recommend to the Burgess and Commissioners that the text amendment as presented in its revised form and subject to changes discussed tonight, be approved. The motion passed on a vote of 3 (Winch, Santullo, Gilbert) – 2 (Pollak, Ennis) -1 (Brady).***

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

Planner Hauver reviewed the status of the reviews of the improvement plans for the proposed shopping center. Town Engineer Shawn Burnett also reviewed a short list of minor changes and corrections needed on the plans.

Mr. Rick Curry of B and R Design spoke on behalf of the applicant. He noted that he would seek permits from the State Highway Administration for changes to the striping on East Frederick Street. He also note that his traffic engineer is working on a proposal to prepare options for restricting left turns at the intersection of Sandstone Drive and MD 194.

Member Winch noted that there were gas meters on the outside of the building. He asked for bollards to be placed in front of them.

***Member Winch made a motion, seconded by Member Ennis, to approve the improvement plans subject to resolution of the outstanding issues to the satisfaction of staff. The motion passed on a vote of 6-0.***

## **5. Ordinance 2020-03 Planning Commission**

Planner Hauver reviewed the ordinance as proposed by Commissioner Michael Bailey. She suggested that it refer to the appropriate section of the Maryland Land Use Code.

Commission members had no objections to the residency and age requirements, except to clarify that the minimum age would be 18. Commission members strongly disagreed with term limits, noting that members develop knowledge and expertise the longer they serve. It was also noted that the provisions that allowed members to serve additional terms beyond the limit negated the concept of term limits. The Burgess and Commissioners can impose term limits by not re-appointing a member to the Commission when his or her term has expired.

Chairman Brady suggested that the ordinance be reviewed by the Town attorney for compliance with the State law.

## **6. Miscellaneous items**

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver