

Minutes
Walkersville Planning Commission Meeting
May 24, 2022

Commission Chairman David Ennis called the meeting to order at 7:00 p.m. with members Mike Kuster, Dick Brady, Ray Santullo, Russ Winch, Nathan Shatto and Gary Baker present. Also present were Town Planner Susan Hauver, Commissioner Mary Ann Brodie-Ennis, and Communications Specialist Ashley Bailey. The meeting was also live-streamed on the Town's website.

1. Minutes

Member Winch made a motion, seconded by Member Kuster, to approve the minutes of the April 26, 2022 meeting. The motion passed on a vote of 7-0.

Member Brady made a motion, seconded by Member Baker, to approve the minutes of the May 10, 2022 workshop. The motion passed on a vote of 4-0-3 (Shatto, Kuster, Winch abstained).

2. Addition Plat: Modrow, 283 Kenwood Place

Planner Hauver presented an addition plat to add 549 square feet of land from an adjoining property to the rear yard of a lot located at 283 Kenwood Place. The owners of the Kenwood Place property (Modrow) would like to increase the size of their garden and locate a shed in the area to be added to their lot. The Modrows have negotiated with the property owner of the lot (Cochran) to purchase the area, but an addition plat is required to accomplish the transaction. A complicating factor is that Mr. Cochran's lot is located outside the Town limits of Walkersville, so that the Modrows' lot would cross the Town boundary. Ms. Hauver noted that Frederick County Director of Development Review and Planning Mike Wilkins said that addition plats that cross boundaries are not unusual.

Commission expressed concerns about whether they would have the legal authority to approve an addition plat that includes land outside the town's jurisdiction. They suggested that the Modrows enter a long term lease with Mr. Cochran or acquire an easement to use the area.

Member Winch made a motion, seconded by Member Kuster, that consideration of the plat be continued to the next meeting and that it be referred to the Town attorney for a legal opinion. The motion passed on a vote of 7-0.

3. Signage: Frederick Kitchens and Bathrooms, 47 W. Frederick Street

Planner Hauver presented a request for approval of signage that had already been installed at 47 W. Frederick Street. The angle of V-shaped signs needs to be reduced to a 30 degree angle or less to meet the Code requirement that would allow it to be considered a double sided sign. Temporary signage is permitted as long as the total square footage of signage is a maximum of 50 square feet. When added to the size of the permanent sign, the banner exceeds the allowable signage square footage.

Mr. Nick Simmons, the business and property owner, said that he was told by Town front office staff that there were no restrictions on signage and he would like to leave it the way it is. He would be prepared to remove the banner.

Member Winch made a motion, seconded by Member Baker that the angle of the permanent signs be reduced to 30 degrees or less, that the banner be removed, and that the work be accomplished in two weeks from today. The motion passed on a vote of 6-1 (Brady opposed).

Member Brady expressed his disappointment in the applicant's sign design and materials. He thought the sign looked unfinished and reflected poorly on the business. Mr. Simmons said he used pressure treated wood that cannot be painted for the first year after installation.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver