

Minutes
Walkersville Planning Commission Meeting
May 23, 2023

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

1. Minutes: April 25, 2023

Member Kuster made a motion, seconded by Member Winch, to approve the minutes of the April 25, 2023 meeting. The minutes were approved as corrected on a vote of 7-0.

2. Site Plan, drive through modifications, McDonalds, 20 East Frederick Street

Planner Hauver presented the site plan for modifications to the drive-through lanes. The applicant was represented by Kimley-Horn engineers and Mr. Scott Riordan, the franchise owner. The modifications would allow more stacking room for cars at the entrance and faster ordering through two lanes. Commission members requested that the crosswalk on the right side of the building stay in place. The Kimley-Horn representative agreed to the change.

Member Winch made a motion, seconded by Member Santullo, to approve the site plan with correction as noted. The plan was approved on a vote of 7-0.

3. Site plan: 25B Maple Avenue, e-commerce business (Old Town Mixed Use District)

Planner Hauver presented the site plan for Loud Industries to occupy a vacancy at 25B Maple Avenue. Mr. Brian King of Loud Industries spoke on behalf of the applicant.

Member Kuster made a motion, seconded by Member Winch, to approve the site plan as presented. The site plan was approved on a vote of 6-1 (Brady opposed).

4. Site Plan: Walkersville High School conversion to turf field, 81 West Frederick Street

Planner Hauver presented the site plan for a turf field to be installed in the stadium at Walkersville High School. She noted the plans had been reviewed by the Town engineer and Frederick County stormwater management plan review staff. County stormwater management approval is pending.

The applicant was represented by Mr. Brian Staiger of Frederick County Public Schools. He noted the urgency of starting construction to be ready for the fall sport season. He noted stormwater filters through the turf. The carpet surface will need to be replaced in 10-12 years.

Member Winch made a motion, seconded by Member Kuster, to approve the site plan for the turf field with the condition that the County approves the stormwater management plan. The plan was conditionally approved on a vote of 7-0.

5. Zoning inquiry--Tony "C" Checchia--Nathan Frederick Farming & Leasing LLC property, 182.68 acres, Retreat Road

Mr. Tony Checchia of Verita Commercial Real Estate spoke to the Commission about the tight inventory of commercial and industrial lots in Frederick County. He is working for a company that needs 20-25 acres of industrial land that is zoned to allow outdoor storage of products they produce. He spoke to the Nathan family about their property on Retreat Road and wondered whether the Town would consider rezoning the property to Limited Industrial Park (currently it is zoned Limited Industrial). He noted the benefits to the Town if the property is developed. They have not filed an official application.

Commission members noted potential traffic issues associated with development of the property.

6. Draft Comprehensive Plan Update—upcoming review schedule

Planner Hauver said the June workshop would be devoted to reviewing the draft Plan text and map prior to voting to release it for public review.

7. Public Comment

There were no public comments.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver