

Minutes

Walkersville Planning Commission Meeting

October 24, 2023

Commission Chairman David Ennis called the meeting to order at 7:00 p.m. with members Mike Kuster, Dick Brady, Gary Baker, Nathan Shatto, Russ Winch, and Jeremy Peterson 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

Member Winch made a motion, seconded by Member Peterson, to approve the minutes of the September 26, 2023 meeting and the October 10, 2023 workshop. The minutes were approved on a vote of 7-0.

2. Change of Use: Baav Productions, Aesthetic Imprints, screen printing and embroidery, 25B Maple Avenue

Planner Hauver reviewed the staff memo, noting that Baav Productions, LLC has applied for a zoning certificate to locate a business in the space previously occupied by Brainstorm Comics. Mr. Bhavik Dhanak owns the screen printing and embroidery business. He has a storefront at the Francis Scott Key Mall (Aesthetic Imprints) but he needs additional space for production and order fulfillment. The work is currently done in the backroom at the mall location. The business was started in his home.

Baav Productions would be the second business in the building. They would have one or two employees on site. Customer traffic would be limited to occasional pick-ups and drop-offs.

Bombshell Beauty currently occupies the other space in the building. According to the information they supplied last year, they have four employees with staggered hours between 9 am and 9 pm. One or two employees are onsite at any given time and customers are by appointment only.

Mr. Dhanak was in attendance and answered questions from Commission members.

Member Kuster made a motion, seconded by Member Winch, to approve the proposed use in the Old Town Mixed Use district. The motion was approved on a vote of 7-0.

3. Site Plan: Barber shop in accessory building, B-1 District, 11 W. Crum Road

Planner Hauver reviewed the staff memo. Torres Flooring owns the home at 11 West Crum Road. The property is zoned B-1 Neighborhood Business and there is a single family home on the property. Earlier this year, the owner received a zoning certificate to place a 216 square foot accessory storage building on the property. Since that time, they have extended electricity and plumbing to the building. They also moved the driveway to the property to increase the separation distance between the driveway and MD 194, which adjoins the lot.

The property owner would like to convert the use of the accessory building from a storage building to a space to accommodate a barber with a single chair for clients. Mr. Gabriel Alicea-Rodriguez is the barber. In 2022, Mr. Alicea was denied a special exception to operate a single chair barber shop in his garage at 122 Glade Boulevard.

Commission members discussed the proposed use with the property owner and his representative, and expressed concerns about the lack of a bathroom in the building. There is a portable toilet on site already. They also expressed concern about the amount of paving and the need to comply with stormwater management regulations. There was also concern about the quality of the drawing presented.

Member Peterson made a motion, seconded by Member Kuster, to move the item to the table, until the applicant provides more information and improves the quality of the submittal. The motion passed on a vote of 7-0.

4. Comprehensive Plan Update Review of Public Hearing Comments

Commission members continued their review of comments on the Draft Comprehensive Plan. Their responses to each comment are shown in attached chart.

Commission members had an extended discussion of the merits of the request for a residential designation of the Stone property. ***Member Brady made a motion, seconded by Member Shatto, that the Commission change the designation of the property from Agricultural on the Draft Plan to Low Density Residential. The motion failed on a vote of 3-4 (Ennis, Brady, Shatto in favor, rest opposed).***

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver