

Minutes

Walkersville Planning Commission Workshop

January 23, 2024

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

Chairman Ennis asked for nominations for Chairman.

Member Brady made a motion to re-elect David Ennis as Chairman of the Planning Commission, and moved to close nominations for Chair. Member Kuster seconded. Motion passed 6-0-1, with Chairman Ennis abstaining.

Chairman Ennis asked for nominations for Vice Chairman.

Member Brady made a motion to re-elect Mike Kuster as Vice Chairman of the Planning Commission, and moved to close nominations for Vice Chair. Member Peterson seconded. Motion passed 6-0-1, with Member Kuster abstaining.

Chairman Ennis asked for nominations for Secretary. Commissioner Baker asked for clarification of what the responsibilities of the Secretary are. Chairman Ennis explained in absence of Chairman, Secretary is next in line to sign record plats and plans.

Member Brady made a motion to elect Nathan Shatto as Secretary of the Planning Commission, and moved to close nominations for Secretary. Member Peterson seconded. Motion passed 6-0-1, with Member Shatto abstaining.

2. Minutes: January 9, 2024 meeting

Member Winch made a motion, seconded by Member Kuster, to approve the minutes of the January 9, 2023 meeting. The motion passed on a vote of 7-0.

3. Draft Comprehensive Plan Review of Revisions by Staff

Chairman Ennis commended Town Planner Hauver on the incorporations of revisions, and ease of ability to review changes.

Chairman Ennis had two items to review for discussion:

City of Frederick recently discussed how to spend some of the impact fees on the schools. Since many Frederick City children attend Walkersville schools, Chairman wondered how Commission members would feel about making a recommendation to Burgess and Commissioners, that Town should request that some of those mitigation fees collected by the city be directed to upgrading Walkersville schools. Discussion between members included district boundaries, impact of future redistricting, and complexity of the request. Members agreed that it was worth recommending to Burgess & Commissioners a request to Frederick City to allocate funds from mitigation fees to be used to upgrade Walkersville schools.

Member Winch made a motion, seconded by Member Shatto, to present request to Burgess and Commissioners. The motion passed on a vote of 7-0

Chairman Ennis requested that Planning Commission develop zoning requirements for solar arrays in the Town. By unanimous consent, recommendation on alternate energy (solar, wind, geothermal, etc.) to be added at the end of either Implementation or Land Use Chapter.

Member Brady believes that from a Comprehensive Plan perspective, the Stone Property should be reconsidered for some form of future development. Recommends amending the Plan map to include this property.

Member Brady made a motion, seconded by Member Shatto, to include Stone Property as a low density/ future mixed-use property on the Comprehensive Plan map to be forwarded to the Burgess and Commissioners. Discussion between members to include concerns and reasons as to why they voted the way they did in the past. The motion failed on a vote of 3-4 (Members Ennis, Shatto, and Brady voting for, and members Peterson, Kuster, Baker and Winch against).

Without further discussion, Chairman Ennis asked for a motion to take a vote to forward the Draft Plan to the Burgess & Commissioners.

Member Kuster made a motion, seconded by Member Shatto to forward the Draft Plan to the Burgess & Commissioners, with the addition of the recommendation that the Town Code be amended to include provisions regarding alternative energy. Discussion by members on their positions in moving the plan forward. The motion passed on a vote of 6-1.

Members thanked Planner Hauver for her extensive work on the Comp Plan.

Chairman read the announcements.

There being no other business, the meeting was adjourned at 7:35pm.

Respectfully submitted,
Ashley Bailey