

Minutes

Walkersville Planning Commission Workshop

February 8, 2022

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Mike Kuster, Dick Brady, Ray Santullo, Russ Winch, and Mike McNiesh present. Also present were Town Planner Susan Hauver, Town Manager Sean Williams and Communications Specialist Ashley Bailey. The meeting was also live-streamed on the Town's website.

1. Comprehensive Plan Map Review and Discussion

Planner Hauver presented maps depicting two land use scenarios, one showing no potential residential growth and one allowing for a limited amount of residential development. She offered that the draft Comprehensive Plan could present both scenarios. She also presented a map showing Transportation and Community Facility recommendations.

Member Winch suggested that the rail trail be depicted on the map in a different color. He also said that the plan should include a recommendation that traffic calming measures be installed at the intersection of Crum Rd, Main Street and Frederick Street. He suggested a raised hump in the intersection to slow traffic. He also mentioned the safety issues at the intersection of Crum Road and MD 194 and the issue of heavy truck traffic on Pennsylvania Avenue east of Maple Avenue.

Chairman Ennis would like the Commission to give staff direction with regard to potential residential development.

Member Kuster felt that the collector connection across the Rutters property should remain on the Plan. If Rutters goes out of business, the connection needs to be maintained. The Planning Commission fought for that connection in the development of the property.

Commission members felt that Dublin Road should be shown as a Collector road.

It was suggested that pathways through open space owned by homeowners associations should be shown on the Plan to enhance the pedestrian path network.

Mr. Ennis said he thought the DeCaro property should be designated for commercial development, rather than residential development.

Mr. Brady expressed support for residential development on the Stone and Staley properties. He also noted the zoning text changes being proposed by the representatives of the Stone property. He thought a 250 unit cap on that property would be appropriate.

Commission members expressed support for the DeCaro property being designated for commercial rather than residential development. Mr. Santullo compared it to the Franck property along MD 194.

Mr. Brady shared an article from the Maryland Realtors describing the housing shortage in the state of Maryland.

2. Public Comments

Mr. Andrew Toms, 211 Stauffer Court, asked the Commission to consider whether the extension of Stauffer Court should continue to be shown on the Plan. An easement is shown on the Walkersville Light Industrial Park plat that encumbers his property. He would like it to be removed as he feels there is no benefit to the road going through his property. Planner Hauver said she would present information about the road reservation at the next meeting.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver