

Minutes
Walkersville Planning Commission Workshop
March 26, 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. Minutes: January 23, 2024 meeting

Motion by Member Winch, seconded by Member Kuster, to approve the minutes of the January 23, 2023 meeting. The motion passed on a vote of 7-0.

2. Draft Comprehensive Plan Update Discussion

- **Resolution of Plan Approval and Recommendation to Burgess and Commissioners**

Planning Administrator Hauver advised that it's state law to present a certified copy of the comp Plan to the Burgess and Commissioners, which basically starts the clock for their review, and that they have 90 days to review. Advised that similar to last Comp Plan adding limited growth.

Motion by Member Brady, seconded by Member Kuster to adopt resolution as presented, and to forward to the Burgess & Commissioners. Commissioner Baker asked if a number needed to be assigned to the resolution. Planner Hauver will add. The motion passed on a vote of 5-1-0, with Member Winch in opposition.

- **3/27/24 Town Burgess and Commissioners public hearing: Planning Commission representation & comments**

Chairman Ennis asked that this be included on the agenda to have a discussion about if anyone wanted to speak at the public hearing. Chairman Ennis prepared talking points that he will be presenting at the hearing, trying to give 30,000 ft overview of comp plan, highlighting more than just the growth portion of the plan. Member Brady brought up recommendations of zoning changes in the plan. Planner Hauver suggested Chairman Ennis adding that to talking points. Chairman Ennis asked if any objection to him speaking on behalf of Planning Commission. There was no objection.

3. Staff Updates

Planner Hauver discussed MS4 projects, and bringing stormwater management facilities to bring them current in accordance with state law. Provided plans for Deerfield, Glade Towne and Colony Village, the latter being the project that is most viable at this point. There will be more discussion and presentation at a near future meeting.

Member Winch asked how often does the Town have to go through this process of updating. Chairman Ennis advised how this is permit compliance not code compliance, and how it is updated through MD Department of the Environment, every 5 years. Planner Hauver advised that stormwater management regulations changed in early 2000's, and everything built prior, had to be brought up to compliance. Chairman Ennis advised that the Town could be fined if stormwater management was not in compliance. Discussion around the fines, and cost of doing MS4 projects.

Commissioner Baker inquired about time frame for Burgess & Commissioner review.

Planner Hauver advised that Biggs Ford Solar Plan is moving forward. They have a site plan with the county. Discussion about Town's involvement in the zoning/ site plan, as other solar farms have not been kept up well, and that would be a concern.

Chairman Ennis inquired about FoodPro, and if they had submitted anything through the county. Planner Hauver advised they hadn't.

Commissioner Baker asked about comments on comp plan for public hearing thus far.

Member Brady asked about signage at, what was, Circle K, and the guidance that the board had given them on the existing signage. He believes that they need to comply. Planner Hauver will contact owner and review calculation of all of their signage.

Member Brady also inquired about Calvary Assembly's new construction. There was question about the site plan, and if it was in fact what the board had approved. Member Brady also concerned about stormwater. Susan will contact inspector in regard to plan/ footprint/dimensions. As far as stormwater management, the county signed off on their plan that was not increasing impervious area. Further discussion about the entire project. Member Winch wants detailed full renderings and site plans moving forward.

Member Brady asked that Chairman Ennis yield the position of Chairman to member Kuster for the purpose of the following discussion. Member Brady read a memo, affirming to the Burgess and Commissioners, that the Planning Commission positively endorses Chairman Ennis for his renewal of his term on the Planning Commission.

Member Brady made a motion, seconded by Member Shatto, in support of David Ennis' continuation on the board. The motion passed on a vote of 5-0-1, with Member Ennis abstaining.

Planner Hauver will present memo to Burgess and Commissioners.

4. Public Comment

Tom Gilbert 56 Hampton Pl. Asked questions about APFO and a developments effect on schools. Planner Hauver explained process of APFO testing and where Town stands in meeting APFO. Member Brady brought up age restricted development so as not to affect the schools.

Commissioner Gilbert also asked if it would be prudent to grant properties, such as Stone or Staley, low density zoning now, for them to possibly develop in the future. Member Winch advised that it could essentially give them a green light. He also stated that growth equals higher taxes, in order to maintain growing community. Chairman Ennis discussed how comp plan does not change zoning. Planner Hauver stated that if the Town wants growth anytime in the next 20 years, it should show on the plan now. Discussion continued on changing the plan in the future, if a new board was pro-growth.

Mike Staley 100 Main St. Asked about stormwater collectors and why there weren't any put in when Glade Rd was extended. All of the water channels down and floods his farm. He also said that water is being channeled from Creamery Park parking lot being paved. Advised Mr. Staley to take pictures of flooding.

Chairman Ennis read the announcements.

There being no other business, the meeting was adjourned at 7:55pm.

Respectfully submitted,
Ashley Bailey