

Minutes
Walkersville Planning Commission Meeting
June 28, 2022

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

1. Minutes

Member Winch made a motion, seconded by Member Brady, to approve the minutes of the May 24, 2022 meeting. The motion passed on a vote of 6-0.

2. Addition Plat: Modrow, 283 Kenwood Place

Planner Hauver noted that the Town Attorney did not have concerns or object to the proposed addition plat allowing part of a parcel located outside Town limits to be added to a parcel within Town limits. She noted a few minor additions and corrections needed to be shown on the plat. It also would need to be approved by Frederick County.

Mr. Modrow requested approval of the plat. He would like to use the additional land as a garden area.

Member Winch made a motion, seconded by Member Santullo, to approve the addition plat, pursuant to legal requirements and including proper signatures of Town and County officials. The motion passed on a vote of 6-0.

3. Comprehensive Plan Update: Community Services

Planner Hauver presented the draft Community Services chapter.

4. Public Comments

Mr. Jeremy Holder, of Ausherman Properties and representing the Stone property spoke about the Adequate Public Facilities Ordinance and school capacities and enrollment figures. He noted that the Town can plan for development and growth and the APFO will prevent development from occurring until the school capacity is in place. He also noted that the County re-evaluated the school capacities, and in that process, the capacity of Walkersville Elementary School was reduced by 61 seats, the middle school capacity was increased by 54 seats, and the high school capacity was reduced by 158 seats. As a result, schools which were previously considered to be at or below capacity are now considered to be overcrowded.

Mr. Holder also noted that new homes add to the vibrancy of a community. He also described the master planning process they would use if the Stone property is approved for development.

Commission members also discussed the signage at 47 W. Frederick Street, and the need for the banner to come down. They emphasized the need for the Town to enforce the Code requirements.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver