

## Minutes

### Walkersville Planning Commission Workshop

June 29, 2021

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Mike Kuster, Dick Brady, Ray Santullo, Tom Gilbert, Michelle Doster, and Russ Winch present. Also present was Town Planner Susan Hauver. The meeting was also live-streamed on the Town's Facebook page.

#### 1. Old Town Overlay District

Planner Hauver presented draft Old Town Overlay District to replace the Old Town Mixed Use District, and which would apply to all the properties designated Old Town on the Comprehensive Plan. Commission members noted the following:

- The restriction on the number of uses permitted on a property should not necessarily be eliminated.
- Does the restriction on retail liquor sales still allow beer and wine sales?
- Some outdoor storage should be permitted, particularly in light of the outdoor storage of wood at the pizza restaurant at Frederick Street and Crum Road. The wood is stored in racks that act as a wall around the outdoor dining area.
- Performance standard #8 regarding plan review for new construction and substantial alterations should be reviewed. "Substantial alterations" need to be defined.
- Noise levels need to be defined in decibels measured at the property line.
- Lighting restrictions should take into account the safety and security needs of property owners.
- Parking standards should be reviewed completely.
- Restrictions on the number of employees permitted should be reviewed.

#### 2. Property owner request: Gough property

Dr. Richard Gough spoke to the Commission about his property at 19 West Frederick Street. His property is zoned B-O, which does not permit residential uses. He would like to have the flexibility to convert all or part of the building to apartments as he scales back his business and eventually retires. The design of his office does not suit modern practices which are larger and affiliated with a larger group or hospital. Commission members compared the parking requirements for apartments vs medical offices, and discussed the shared parking agreement with the Town of Walkersville. They spoke favorably about the application of the Old Town Overlay District to this property.

#### 3. Property owner request: Pratt property

Commission members and staff briefly reviewed the Pratt request for Old Town Mixed Use zoning at 19 Maple Avenue. It was noted that it is a two-family house. The owners were granted approval to park a trailer on the adjoining property, as it is used by their daughter's bakery business. If the OTM District is eliminated, the property would be subject to the requirements of the Old Town Overlay District.

#### 4. Announcements

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver