

## Minutes

### Walkersville Planning Commission Meeting

September 28, 2021

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Mike Kuster, Dick Brady, Ray Santullo, and Russ Winch present. Also present were Town Planner Susan Hauver and Town Manager Sean Williams and Town Commissioners Mary Ann Brodie-Ennis and Mike McNeish. Members Michelle Doster and Tom Gilbert were absent. The meeting was also live-streamed on the Town's website.

#### 1. Minutes

**Member Brady made a motion, seconded by Member Kuster, to approve the minutes of the August 24, 2021 meeting and the August 26, 2021 Kellerton tour. The motion passed on a vote of 5-0.**

#### 2. Comprehensive Plan Update

Planner Hauver presented information on the update process, growth trends and scenarios, growth management tools and the individual property owner requests. She also noted that she had received 50-60 emails from citizens about the individual property owner requests which she would forward to the Commission in the coming days.

Member Santullo noted that the DeCaro property and the Denn property are undeveloped residentially-zoned properties, representing dwelling unit potential under existing zoning.

Commission members discussed the Town's Adequate Public Facilities Ordinance (APFO) and whether it would be feasible to add other facilities to the Code. The Ordinance requires that the Planning Commission make a finding of adequacy of specified facilities before a development can proceed.

**Member Kuster made a motion, seconded by Member Winch, to recommend in the Comprehensive Plan that a roads capacity requirement be added to the APFO. The motion passed on a vote of 5-0.**

Member Winch wondered whether they should look at addressing other utilities/facilities in the APFO. Electric feeds? Broadband over fiber? Sewer? Member Brady cautioned that the Town has no control over these utilities. It was noted that schools are outside the Town's control.

**Member Winch made a motion, seconded by Member Kuster, to recommend in the Comprehensive Plan that a sewer capacity requirement be added to the APFO. The motion passed on a vote of 5-0.**

Chairman Ennis invited applicants and their representatives to speak first, followed by other members of the audience.

Mr. Jeremy Holder of Ausherman Development spoke on behalf of his client Audrey Stone. He said that they would like to work with the Town to develop text amendments to develop alternative practices to those offered under conventional zoning requirements. They would propose adding more controls as well as flexibility to the requirements. The development process would take 3 or 4 years even after the codes were in place. In his estimation, it would be 4 to 5 years at the earliest before the Stone property were actually developed. He said the APFO would have to fall into place as well. He also said that Mrs. Stone's profits on the property would go to charity and that her only interest is to do something good for the town.

Commissioner Mary Ann Brodie-Ennis, 118 Challedon Drive, thanked Ms. Hauver for the clarification on the update process at the beginning of the meeting, noting it was very informative.

Ms. Karen Watson, 249 Deer Run Drive, said she was opposed to any additional residential development. She fears that it would change the fabric or culture of the community. She said the schools are not prepared to accept more students and cited other concerns about traffic, public safety. She asked the Commission members to vote "no" to expanding the Town.

Commission Mike McNeish, 253 Deer Run Road, noted the vitriol online against the Commission and expressed appreciation to the members. He would like to keep the Town the way it is. He feels Ms. Watson's comments express the public comments he has seen and heard on the topic.

Mr. Austin Nelson said he is a two-year resident who moved to Walkersville from Montgomery County. He likes that Walkersville is like the Montgomery County he grew up in. He doesn't think the Town needs the farms turned into housing developments.

Mr. Lamar Estridge, 106 Ports Circle, is a four-year resident of Mill Run. He said that the construction of the Rock Creek School was not great for his neighborhood, citing the rock breaking, the impact of recent heavy rains on stormwater management facilities, and sinkholes. He is concerned as a property owner about environmental issues.

The Commission will continue their discussion of the property owner requests on Tuesday, October 12, 2021. Staff is looking for guidance to finalize the draft updated Comprehensive Plan map.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver