

Minutes
Walkersville Planning Commission Meeting
February 28, 2023

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

1. Minutes

Member Kuster made a motion, seconded by Member Shatto, to approve the minutes of the January 24, 2023 meeting as corrected. The minutes were approved on a vote of 3-0-2 (Ennis, Winch abstained).

Member Brady made a motion, seconded by Member Kuster, to approved the minutes of the February 14, 2023 workshop as corrected. The minutes were approved on a vote of 4-0-1 (Winch abstained).

2. Greenwood Addition to Greenwood plat, 34 W. Frederick Street

Planner Hauver reviewed the staff memo for 0.5566 acres to be added to Mr. Greenwood's property at 34 W. Frederick Street from an adjoining property to the rear that he also owns. The parcel fronting Frederick Street is zoned R-3 Residential and the parcel to the rear is zoned Agricultural. The zoning on the land would not change. The plat conforms to the Town Code requirements.

Commission Member Brady noted he had appraised this property and expressed his willingness to step aside if members felt he would be biased. No objections were raised.

Mr. Greenwood explained he is building a stand-alone garage on the property that he would like to set farther back on the lot. He does not have plans for the wedge-shaped area that backs up to other lots on Frederick Street.

Member Winch made a motion, seconded by Member Kuster, to approve the addition plat as presented, subject to the corrections as noted by staff. The plat was approved on a vote of 4-1 (Brady opposed).

3. Rules of Procedure amendments

Planner Hauver reviewed the proposed changes to the Rules of Procedure, noting that Mr. Winch had submitted comments regarding attendance. Commission members did not object to his suggestions. It was also suggested that the terms "Meeting", "Workshop" and "Special Meeting" be defined.

Ms. Hauver said she would incorporate the comments into the document so that the revised document can be introduced at the next regular meeting and voted on at the following meeting.

4. Comprehensive Plan Update status report

Planner Hauver said she is finalizing the Land Use chapter and Plan maps and hopes to finish them soon.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver