

Minutes
Walkersville Planning Commission Meeting
June 27, 2023

Commission Chairman David Ennis called the meeting to order at 7:00 p.m. with members Mike Kuster, Gary Baker, Dick Brady, Nathan Shatto, Jeremy Peterson and Russ Winch 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: April 25, 2023

Member Winch made a motion, seconded by Member Kuster, to approve the minutes of the April 25, 2023 meeting. The minutes were approved as corrected on a vote of 7-0.

2. Draft Comprehensive Plan Update

Planner Hauver reviewed comments she had received on the draft Comprehensive Plan from Commission members. Commission members noted the following:

- The Plan should recommend that the Town address accessory dwelling units, tiny houses, and shipping containers used as accessory structures.
- New Commission members Shatto and Peterson said they were comfortable with the development potential of the Plan. Several Commission members noted that allowing a limited amount of residential development was a compromise between members not wanting any growth and others supportive of it. Member Winch offered arguments against allowing more residential growth.
- Member Brady said the plan should include a recommendation that the Town investigate an alternative water source in the Israel Creek watershed.
- Members agreed that the proposed road connection along the northwest side of MD 194 (off Nicodemus Road) should be taken off the draft plan
- Commission member discussed Mr. Brady's suggestion that they should include a recommendation to amend the schools test for the Adequate Public Facilities Ordinance that would allow a development to proceed after a waiting period regardless of school capacity. The other Commission members did not support the recommendation.
- Planner Hauver agreed to re-read the Housing chapter based on Commission comments about measures of housing affordability, and clarify terms where needed.
- Member Brady thought "e-commerce" should be defined in the zoning ordinance. Member Winch said that "e-commerce" is better defined as a business office use.
- Member Brady suggested that land under an Agricultural Preservation Easement should be shown on the Plan map. Chairman Ennis suggested that information could be shown on a separate exhibit.
- Member Brady questioned the need for two Limited Industrial districts and suggested that the Plan clarify that properties designated Limited Industrial on the Plan could be zoned LIP.
- Member Brady noted that stream quality reports for Glade and Israel Creeks indicate that the average health of both watersheds in poor, according to Department of Natural Resources sampling. The scores for Glade Creek are worse than Israel Creek.
- Chairman Ennis noted that Frederick County no longer collaborates with Carroll County regarding the Monocacy River.
- Chairman Ennis suggested that sections of the Plan about floodplains be consolidated in one place and updated with more detailed information.

- Recommendations that have financial ramifications, like historic tax credits, should be highlighted when the Plan is presented to the Burgess and Commissioners.

3. Public Comment

Mr. Jeremy Holder, of Ausherman Properties and representing the Stone property, confirmed that Commission members had received the June 12, 2023 letter from Mr. Bruce Dean advocating that the Stone property be designated for residential development. He felt the Commission was making a mistake not to designate the Stone property for residential development. He asserted that the property will eventually be developed and putting the property on the plan is only the first step of very long process.

There were no additional public comments.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver