

**Minutes**  
**Walkersville Planning Commission**  
**Walkersville Burgess and Commissioners**  
**Joint Workshop**

**February 13, 2018**

Commission Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Tim Pollak, Mike Kuster, Ray Santullo, Gary Baker, and John Zimmerman in attendance. Also present were Town Burgess Chad Weddle, Town Commissioners Mary Ann Brodie-Ennis and Russell Winch, Town Planner Susan Hauver, and Frederick County Planning staff members John Demitriou, Denis Superczynski, and Mike Paone.

**Livable Frederick: Draft Frederick County Comprehensive Plan**

Chairman Brady welcomed Frederick County Planning staff attending to present the draft Livable Frederick plan.

Mr. John Demitriou, Mr. Denis Superczynski and Mr. Mike Paone gave an overview of the draft plan and how it was developed. They also answered questions and received comments from Commission members and Town Commissioners. The presentation including the following points:

- The new plan map is not parcel based. The 2012 Comprehensive Plan map is still in effect.
- The plan has four themes: Community, Health, Economy and Environment. Seven policy workgroups representing business, residents and non-profits were involved in developing the plan.
- The plan is a vision statement reflecting shared values. The recommendations are data-driven.
- Scenario analysis led to the conclusion that multi-modal accessibility would be the best approach to fulfilling the plan's vision statement.
- The public hearing on the plan before the Frederick County Planning Commission is scheduled on March 5, 2018 at 7 p.m. in Winchester Hall in Frederick. Comments can be directed to staff and more information is available on the Livable Frederick website ([www.livablefrederick.org](http://www.livablefrederick.org)).
- The plan calls for development along the I-270 corridor. By comparison, the I-70 corridor between Frederick and Mount Airy is less of a focus for future development.
- The plan fails to mention the need for wellhead protection in karst areas such as Walkersville.
- The train line through Walkersville also offers a great opportunity to provide an alternative means of transportation to Frederick from Walkersville and communities beyond to the northeast.
- One page 24, the term "history" should replace the term "Civil War history". Frederick County's history before and after the Civil War should be recognized.
- The plan has to take into account the development pipeline of approved residential development and plan for future growth. Concentrated development leverages expenditures on transportation.
- The preservation of viewsheds and the use of energy audits are not prescribed by the plan, rather they are recommendations for voluntary efforts.

- More detailed small area plans will follow the adoption of Livable Frederick.
- The staff will be summarizing comments they receive and forwarding them to the County Planning Commission.

Mr. Brady thanked everyone for coming and announced upcoming meeting dates.

Respectfully submitted,

Susan J. Hauver