

**Minutes**  
**Walkersville Planning Commission Workshop**  
**September 10, 2019**

Commission Chairman Richard Brady called the meeting to order at 7:30 p.m. with members David Ennis, Mike Kuster, Russ Winch and Tom Gilbert in attendance. Also present was Town Planner Susan Hauver. Members Tim Pollak and Ray Santullo were absent.

**1. Comprehensive Plan Update**

Planner Hauver noted that the current Comprehensive Plan was adopted in 2011 and State law requires that it be updated every 10 years. She reviewed the sections of State law that outline the required elements of local plans.

Commission members and staff discussed or mentioned the following (but were not always in agreement):

- The existing plan is solid; the plan update process can be simplified by maintaining the policies, recommendations and proposals contained in the existing plan
- The plan needs to look forward, not backward
- The update should include flooding, stormwater management, and the town storm drain system
- Nearly all the land designated on the current Comprehensive Plan for residential and commercial development has been developed or is under development. Not allowing growth could cause the Town to stagnate and affect the tax base
- The need for housing designed for senior citizens
- Accessory residential housing including accessory apartments and tiny houses
- Status of the Ceresville pump station and future sewage treatment capacity
- Sidewalk replacement, filling in gaps and ADA compliance
- Allowing mixed use development on the shopping center or some other variation of commercial zoning that would stimulate revitalization of the property
- Commercial vacancies, increase in people working from home
- Aging infrastructure, including sidewalks
- Converting street light bulbs to LEDs
- Add a plan chapter addressing environmental sustainability
- Solar installations—where should they be allowed, and where could the town install them to power town facilities?
- What should be done with the Walker Farm? Leave as is? Change the land use?
- Improving on the way the public is included in the update process. See public input
- Old Town Mixed Use District—evaluate the impact
- Telephone poles and overhead wires—can unnecessary ones be removed?
- Things that have happened since the last plan update include: water extended to Fountain Rock Park, Sheetz was doubled in size, Walkersville Self Storage was expanded, Rutters was built, new library, Rotorex building occupied, 165 residential units built or planned
- What should the old library building be used for—State Police, senior center, office space for town employees, historic society office?

The Commission will hold regular workshops as the update process gets started. At least every other month will focus on a particular topic.

Respectfully submitted,

Susan J. Hauver