

## Minutes

### Walkersville Planning Commission Workshop

February 11, 2020

Commission Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Russ Winch, Ray Santullo, Mike Kuster and Tom Gilbert present. Also present was Town Planner Susan Hauver and Town Engineer Shawn Burnett of the Wilson T. Ballard Company. Member Tim Pollak was absent.

#### 1. Comprehensive Plan Update

Planner Hauver presented Trends, Issues and Opportunities to consider in the Plan Update process. She also proposed an update schedule for 2020.

- Members support the development of agri-tourism, breweries, wineries and distilleries. The current zoning code does not address these uses. Parameters for entertainment would need to be set to avoid traffic, noise and other negative impacts on the community.
- Medical marijuana: should be addressed so the Town is prepared if a facility (growing and/or dispensary) is proposed within the Town.
- Solar farms: should be addressed to identify appropriate places in Town that they could be permitted.
- Future residential growth: No consensus as to whether/how much to approve. There is no more undeveloped land designated for residential development except for land currently under development.
- Traffic: Development along MD 26 has placed a stranglehold on the Town.
- Housing for those over 55 years old: No consensus, some seem to be in favor. Senior population is increasing County-wide. Need a stand-alone senior center in Town.
- Need to find out the capacity of the Ceresville sewage pump station. Have issues been resolved?
- Need to assess condition of water lines in aging out-of-town developments
- Frederick City Strategic Plan: how will it impact the Town? How will developments on the north side of the city near Route 15 affect the Town? Is the "big red road" still planned, and if so, where?
- Accessory apartments, tiny houses: the Town Code should address
- What is the status of the planned rail-trail from Frederick City to Walkersville?
- Need to include a section on environmental sustainability—recycling, Green Team, alternative energy, etc.
- Need to address backyard chickens?
- Review the road system and note needed upgrades.
- Consider that Biggs Ford Road is increasingly used for access in and out of town—what should the character of the road be in the future?
- Community survey: suggested that one could be included in the water bills. Staff to work on questions to develop the questionnaire at the next workshop.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver