

**Minutes**  
**Walkersville Planning Commission Meeting**  
**September 22, 2020**

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

**1. Minutes**

***Member Brady made a motion, seconded by Member Kuster, to approve the minutes of the August 25, 2020 meeting. The motion passed on a vote of 5-0.***

***Member Brady made a motion, seconded by Member Gilbert, to approve the minutes of the September 8, 2020 workshop as corrected. The motion passed on a vote of 5-0.***

**2. Site Plan: Frederick County Public Schools, change of use of former Walkersville Library to FCPS Food Service offices**

Planner Hauver presented the site plan for the proposed change of use. She also reviewed the responses from FCPS to the questions brought up at the August meeting.

Mr. Gary Barkdoll of FCPS said that the building will house 8 staff members and only the building interior will be altered. They do not plan to add any signage. He will add the common access easement to the site plan. In response to a question, he noted that the empty parking spaces will be used by delivery trucks and visitors to the buildings from other offices.

Commission members discussed updates to the landscaping on site and the possibility of removing a couple of parking spaces to add plantings.

***Member Kuster made a motion, seconded by Member Santullo, to conditionally approve the site plan, provided the common access easement is added to the plan and that the plan is revised to the satisfaction of staff. The motion passed on a vote of 5-0.***

**3. Site plan discussion: Marsala's Restaurant, 1 East Frederick Street, plans to re-open**

Commission members informally reviewed a proposed site plan for Marsala's Restaurant, 1 East Frederick Street and noted the following: the entrance onto East Frederick Street closest to the intersection with Main Street should be closed; plantings should be added in the island separating the two entrances currently on East Frederick Street; the sidewalk within the parking lot pavement needs to be marked (along E. Frederick Street and Main Street) and separated from parking spaces by curb stops; a dumpster with adequate access needs to be added; the site plan needs to include plans for signage and lighting; and delivery and loading areas need to be shown on the plan.

Consideration of the plan will be continued until October to allow the applicant to attend, to present the plan, and answer questions.

**4. Comprehensive Plan Update Discussion**

Commission members and staff discussed the goals and objectives section of the Comprehensive Plan. Issues and points discussed included:

- Protection/preservation of agricultural land should be outside the town limits. There are already three properties within Town limits that have sold development rights easements. Adding more land to the preservation programs will severely limit the future growth of the town.
- Need commercial development intensity to create value and spur economic development.
- Consider areas with a mix of residential and commercial development

- Economic development should focus on employment development as well as the retail/service sector
- Difficult to develop economic opportunities with Frederick and other growth areas close by.
- Need a mix of residential, commercial, and industrial/employment development to have a sustainable tax base.
- Approach Lonza as a partner to develop a solar installation that powers the Town water plant and other facilities.
- Need a business development staff person for economic development
- Century Center could also be the location of a solar installation.
- The Walker Farm has potential as a tasting room/farm brewery/music venue
- Server farms can be housed in barn-like structures and are low impact
- Need to improve fiber optics and allow competition from other cable companies.
- Need fiber optics infrastructure to support local businesses, including home based businesses
- Need to review zoning categories to draw the right kind of businesses/industries
- Tax revenues will increase with the new homes being built in town.
- Need a category for senior housing (independent living 55+ communities)
- The Town should retain the well in the Israel Creek drainage basin to provide an alternate water supply if needed.
- Wellhead protection should be expanded into the Israel Creek basin.
- Protect / enhance the Walkersville scenic RR corridor and encourage the continuation of that business.

Ms. Hauver gave Commission members an updated Comprehensive Plan update schedule.

A flyer publicizing the plan update process will go out with the November water bills.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver