



AGENDA

**September 25, 2023
7:00 p.m.**

PLANNING COMMISSION MEETING

Location: In person & via Zoom

Zoom- Registration Link:

<https://us02web.zoom.us/meeting/register/tZ0qduyuqz0iHNF9McsinrvF-nMILwMp1R>

1. CALL TO ORDER

2. OPENING

3. REVIEW AND APPROVAL OF MINUTES

A. Meeting of July 31, 2023

4. PUBLIC COMMENT

5. REVIEW AND CONSIDERATION OF AGENDA ITEMS

A. OLD BUSINESS

1 . Comprehensive Plan Update

Discussion of draft chapters and public visioning workshops

B. NEW BUSINESS

None

6. ADJOURNMENT

Town of Emmitsburg Planning Commission Minutes

July 31, 2023, 7:00pm

Present: Mark Long (Chair), Kevin Hagan (Vice-Chair), Dan Garnitz (Secretary), Joe Ritz (Commissioner Liaison), Valerie Turnquist, Patricia Galloway (Alternate)

Staff Present: Najila Ahsan (Town Planner), Christopher Jakubiak (Town Planning Consultant), Leslie Powell (Town Counsel), Jessica Housaman (Office Coordinator)

1. Call to Order

- a. Pledge of Allegiance

2. Review and Approval of Minutes for June 27 & July 5, 2023

- a. Commissioner Turnquist pointed out a few typos in the meeting minutes
- b. Motion to approve minutes with the suggested edits by Commissioner Hagan
- c. Seconded by Commissioner Garnitz
- d. Changes: Change “ration” to “ratio” and “high” to “height”
- e. Approved: The minutes were approved unanimously.

3. Public Comment:

Dianne Walbrecker, a resident of Emmitsburg, noticed a change in the operational procedure where people are directed to enter the back of the post office rather than the front, and asked who made this decision and that it may pose confusion. The Planning Commission Chair clarified that the Planning Commission was not involved in this decision.

4. Old Business:

- a. *NONE*

5. New Business:

a. *Floating Zone*

- i. Ms. Ahsan started by going over the few changes made by staff since the June 27, 2023, Planning Commission meeting:
 1. Added another point under “Purpose and Intent” in the first section to ensure that the proposed development along US 15 preserves the landscape quality and aligns with the objectives of the Catoclin Mountain Scenic Byway
 2. Assigned numbers to each section in the rest of the text.
 3. Included language regarding floor area ratio (FAR), with a maximum ratio of 0.4 in §17.26.070(C) and Board of Commissioner’s power to require a lower FAR

ratio if the proposed development is incompatible with the surrounding area of negatively impacts the environment.

4. Included language that requires a minimum amount of open space—20%.
 5. Included language to require a corridor plan, subject to Board of Commissioner approval as part of the Master Plan approval process, for the developments that are right along the US 15 scenic byway that would include appropriate setbacks, landscaping, architecture, and signage.
 6. Included language to give Board of Commissioners the right to remove the floating zone at any future comprehensive zoning if they believe the Master Plan is no longer feasible
 7. Included language to emphasize the applicant's or owner's obligation to comply with the established standards
- ii. Commissioner Ritz asked what constitutes an appropriate gateway signage on US 15 frontage to which Ms. Ahsan responded that the sign would have to comply with SHA requirements for signs on scenic byway. Mr. Jakubiak stated that there is a qualitative standard that complements the corridor plan and does not dominate the highway by fitting well within the Gateway condition, which is the entry point into Maryland and the County. He referred to the importance of preserving the landscape's quality along the Catoctin Mountain scenic byway and that the standards for the corridor plan should guide the decision-making regarding signage.
 - iii. Commissioner Hagan asked whether the provisions for signs in the floating zone would override the Town's sign ordinance to which Ms. Powell responded stating that the floating zone does not have a specific classification for regular signage, allowing for discretionary application. In agreement with Najila's statement, Ms. Powell stated that any signs on SHA's easement would need SHA approval, but not outside of that area. The intent of this sign provision is to prevent obtrusive signage.
 - iv. Commissioner Turnquist suggested the following changes
 1. §17.26.020: - add C-R and INST. Mr. Jakubiak responded that the purpose of the floating zone is to establish settings for economic development with greater flexibility, so B2, ORI, and IP districts were chosen since the permitted uses in these districts accommodate commercial uses. However, he does agree that

adding C-R would be logical to keep things consistent as the C-R zone is eligible for the floating zone. Commissioner Long asked whether this change is acceptable to the applicant's counsel, Mr. Dean.

2. §17.26.020: Add INST & C-R as those zones are included in the ordinance

- b. Commissioner Long asked for clarification regarding the role of the Planning Commission and the Board of Commissioners in approving master plans. Staff made a note to ensure that it is clarified that the Planning Commission will make a recommendation for approval to the Board of Commissioners who would provide the final approval.
- c. Mr. Dean, the applicant, mentioned and presented examples of Floor Area Ratio (FAR) in industrial lots ranging from 32 percent to 90 percent impervious surface that have been approved. He emphasized the importance of parking standards in relation to FAR and noted that parking cannot be disregarded in industrial projects that require significant truck and employee parking. Mr. Dean also emphasized the importance of respecting the Catoctin Mountain Scenic Byway through proper signage as the development plans evolve. He mentioned that he is satisfied with the proposed ordinance, including the discussed amendments. He also added that the substantial open space in the example he provided was due to its location along the Monocacy River and served to show proper green landscaping on the frontage of both the river and US-15, which is a key factor in preserving open space. He also mentioned how this example showed how changes in impervious surface percentage can result in larger buildings and expanded parking lots.
- d. No public comment
- e. Mr. Jakubiak presented the site of McDonald's in Emmitsburg to show what a low FAR looks like and emphasized how space is experienced with this FAR. He presented other examples how of how sites develop with different FAR. He mentioned that 0.4 FAR is a standard practice and speculated whether this should apply to an entire master plan.
- f. Mr. Dean clarified that the FAR of 0.4 is meant to be applied to individual building lots as opposed to the entire project. He also clarified that the buffer areas along US-15 and forest conservation areas within a project are part of the project's common areas for stormwater management.
- g. Mr. Jakubiak highlighted that the draft ordinance had an approach (at least 20% of land area must be open space) that differed from the performance standards in the current Town Code.

He mentioned that the 20% open space requirement would result in high coverage of buildings and asphalt parking which contrasted with the character of Emmitsburg. He also referred to the Comprehensive Plan which recognized the importance of preserving open space amenities and emphasized the importance of incorporating open space into a development of this scale. He suggested a standard of 35 to 40 percent for open space requirements. Mr. Dean strongly disagreed.

- h. Mr. Brown, Mr. Dean's client, stated that the example provided by Mr. Jakubiak focuses on single lot in isolation whereas it would be better to designate specific areas for environmentally sensitive features across the entire master planned area. 35% of open space translates into 36-acre of open space in Mr. Trout's 180-acre property which would go against the goal of economic development in Town.
- i. Commissioner Long asked to confirm that if an applicant proposes a development plan that is consumed with a substantial amount massive buildings and impervious surface, the Planning Commission would have the authority to disapprove it. Staff confirmed that the decision of the Planning Commission is discretionary. Mr. Jakubiak described how 20% open space requirement would result in meeting conservation regulations but not really create any quality open space and be compatible with surrounding environment. Mr. Jakubiak mentioned the current open space standard in the ORI zoning district.
- j. Mr. Dean stated that the 20% open space requirement was not intended to apply on a per-lot basis and the purpose of this flexible zoning was to facilitate master planned development and not serve the purpose of the ORI district. He also mentioned that the intention behind the text amendment proposal was to allow for review, discretion, and approval by the Board of Commissioners, rather than applying a standard zoning approach. He also mentioned that the 20% requirement was carefully considered in comparison to other jurisdictions' practices for different types of development. He stated that making the text amendment very similar to ORI would render the efforts towards this text amendment less meaningful.
- k. Commissioner Long mentioned that he was under the impression that the 20% open space requirement applies to the entire property. He used cluster development as a point of reference for open space requirements and that applying the 20% open space requirement would negate the advantages of having a flexible district. He expressed his uncertainty about the open space requirement.

- l. Commissioner Hagan explains that the advantages of having a 20% open space requirement for the entire property is that it serves as a minimum standard, and that an actual master plan review would consider changing that percentage if necessary. He mentioned that this would allow for negotiation with the developer during the planning process.
- m. Commissioner Turnquist stated that the impact and feasibility of the 20% open space requirement vary depending on the building size, layout, and site-specific factors, and she considers it a reasonable expectation given that a master plan would be adaptable and give the Planning Commission and Board of Commissioners the ability to ask for adjustments.
- n. Commissioner Hagan emphasized that the 20% percent open space requirement is a baseline when making the decision to approve a project
- o. Commissioner Garnitz stated that adjustments can be made to a master plan when presented and that addressing a case individually to apply the 20% open space requirement would be acceptable.
- p. Commissioners asked for some changes in the language to clarify certain points mentioned earlier before
- q. Motion to approve the proposed text to add §17.26 with the incorporated changes by Commissioner Turnquist
- r. Second by Commissioner Hagan
- s. Motion carried with Commissioner Ritz abstaining

AYE: 4

NAY: 0

ABSTAIN: 1

b. Comprehensive Plan

- a. Ms. Ahsan presented a draft of the first chapter of the 2025 Comprehensive Plan update. She stated that the draft outlines the plan's purpose, structure, legislative context, planning history, and community engagement strategy. She pointed out certain changes such as, "15 years" to "20 years" and "2040" to 2045". She also discussed the organization of the Comprehensive Plan with 10 chapters and multiple sections to meet Maryland state requirements. She mentioned that covers various aspects like land use, community development, natural resources, transportation, utilities, recreation, and housing, including maps and illustrations for regulations. She mentioned the section that discusses the location and community context to show the Town's opportunities

- for residents to live, work, and play within a certain radius. She briefly mentioned the 12 Visions for Planning by Maryland Department of Planning and referenced sample maps. She mentioned that the plan intends to involve the community, stakeholders, and organizations via visioning exercises to answer important questions about the Town's current state, future direction, and how to achieve its vision.
- b. Commissioner Turnquist asked to clarify the process of making the comprehensive plan update—whether it's going to update the existing plan or rewrite it entirely.
 - c. Ms. Ahsan responded to Commissioner Turnquist saying that it is an update, but there would be significant changes made with the organization of the plan.
 - d. Mr. Jakubiak suggested that changing the structure of the plan would improve a reader's experience. He suggested that starting the first chapter of the plan with a description of how the Town Arrived at the plan through the public engagement process, followed by a statement of the Town's vision—an approach that would provide context by introducing the state's vision and then delving into the Town's vision in more detail and, in turn, improve the flow and justification of the introduction.
 - e. Commissioner Turnquist showed concern over information from the introductory chapter being carried over from the 2015 plan to the 2025 draft and asked for track changes to clearly identify what has been omitted or added to help maintain transparency and clarity in the update process.
 - f. Mr. Jakubiak responded to Commissioner Turnquist stating that this approach may not be feasible and that the update is essentially a new plan that needs to be reviewed and updated.
 - g. Ms. Powell mentioned that the Comprehensive Plan is a chance to improve and align with the Town's vision. She stated that she recognizes the challenges of using track changes for such a comprehensive plan and suggests some sections may need reworking. She stated the importance of including state-mandated criteria for transparency and showed enthusiasm about the project, seeing it as an opportunity for the Planning Commission to shape the town's future. She encouraged the Commissioners to review both plans and make notes on important elements for proper inclusion in the update.

- h. Commissioner Long mentioned the Frederick County's 2019 plan update, Livable Frederick Master Plan, which adopted a completely new concept and approach and that the new plan was quite different from the previous ones. He mentioned the importance of gathering input from the community to shape the Town's future, considering various comments and suggestions to create a plan that makes sense for everyone.
 - i. Commissioner Hagan mentioned using the 2015 Comprehensive Plan as a reference document to track the Town's progress over time—it wouldn't replace the older plan but use it as a reference point.
 - j. There was some more discussion regarding public input during the Comprehensive Plan process, including the concern about when and how public engagement will take place, with a preference for involving different segments of the community, including civic, religious, and business organizations. Early and multiple visioning sessions, as well as virtual comment options to ensure accessibility were discussed. The mention of a 60-day review period on a dashboard is noted, and there's a request to have a place for public comments on the dashboard. Additionally, there's a suggestion to open up each Planning Commission meeting for public comment to gather more input throughout the process.
 - k. Public Comment: Dianne Walbrecker shared her experience with a previous Comprehensive Plan process, emphasizing the importance of early and extensive public participation. She suggested involving representatives of various community groups and that the process should start sooner rather than later.
 - l. Commissioner Long asked to clarify that at the next meeting, there will be a more defined plan on how to proceed and engage the public effectively.
- c. Next Meeting Date:** Monday September 25, 2023
- d. Adjournment**
- a. Chair Long adjourned the meeting at 8:33pm



MEMO

September 25, 2023

DATE: September 14, 2023

TO: Town of Emmitsburg Planning Commission
Mark Long | Chair

FROM: Najila Ahsan | Town Planner
Cathy Willets | Town Manager

RE: **Comprehensive Plan Update – Workshop Plan**

The following is a plan to host a series of public visioning workshops aimed at gathering input from the Emmitsburg community for the Comprehensive Plan

TIMELINE

The following table presents the timeline for the public visioning workshops.

PUBLIC WORKSHOP	DATE
Workshop Plan Review	9/25/2023
Workshop 1: Overarching Vision	10/30/2023
Workshop 2: Vision for Economic Development	1/29/2024
Workshop 3: Vision for Environmental Sustainability	2/26/2024
Workshop 4: Vision for Community Development	3/25/2024

SUGGESTED MOTION

Provide feedback & suggest modifications.



**2025 Comprehensive Plan Update
Public Workshop Plan**

The series of workshops, beginning with an evaluation of the town's overarching vision and followed by sessions on economic development, environmental sustainability, and community development, are all specifically structured to solicit public input for the Comprehensive Plan, which are dedicated to shaping the Town's future. These workshops will be in-person.

All the workshops will essentially address the following questions:

1. Where is the community now?

This question will be addressed by taking an inventory of current assets, challenges, and opportunities.

2. Where is the community going?

This question will be addressed by imagining future scenarios based on current assets, opportunities, and challenges.

3. Where does the community want to be?

This question will be addressed by the community's preferred future, based on shared values and aspirations.

4. How will the community get there?

This question will consider the community's ideas for achieving its preferred future.

5. How will progress be measured?

This question will assess possible measurement criteria that will serve as indicators for progress.

Notification of the public workshops will be posted on the Website, Facebook, Channel 99. Additionally, a program flyer (see attached) will be attached to water bills on September 30, 2023.

PUBLIC WORKSHOP 1:

The Overarching Vision

Proposed date: October 30, 2023

Duration: approximately 1 hour 10 minutes

Part	Activity	Duration
I	Participants will sign in and fill out a survey	15 min
II	<p>Presentation: workshop overview and rules.</p> <p>The Town Planner will deliver a presentation to offer an introduction to the workshop series and emphasize the importance of a safe and respectful environment for all participants</p>	10 min
II	<p>The participants will be asked the following questions:</p> <ul style="list-style-type: none"> - What words or phrases capture the core identity of Emmitsburg? - What values should guide the Comprehensive Plan update for Emmitsburg? <p>Participants will be asked put their answers to these questions on sticky notes and put it on the poster boards designated for each of the questions above.</p>	15 min
IV	<p>SWOT Analysis</p> <ul style="list-style-type: none"> - The room will be arranged with three large boards or posters, each displaying a SWOT (Strength, Weakness, Opportunities, Threats) matrix focusing on different aspects of the comprehensive plan: economic development, environmental sustainability, and community development. Participants will be provided with sticky notes to share their ideas and insights on each of these boards. - After 20 minutes the planner will go through each sticky note and ask people to elaborate on their points. 	25 min
V	<p>Closing</p> <ul style="list-style-type: none"> - The planner will provide a brief overview of next workshops before ending the current one. 	5 min

After the workshop, all the information gathered from the public will be synthesized to inform the plans for the next three workshops.

PUBLIC WORKSHOP 2:

Vision for Economic Development in Emmitsburg

Proposed date: January 29, 2024

Duration: TBD

The second workshop's plan will adopt a similar format to the initial one but will undergo refinement based on the input collected from the public during the initial workshop. The activity will answer the following questions:

- What types of new businesses are needed in the community and what are the major obstacles to forming new businesses to meet these needs?
- What businesses are most likely to expand in the community and what can be done to help these businesses expand?
- What role do recreation and tourism play in the community and how can these sectors of the economy be expanded?
- What can be done to promote entrepreneurship and new businesses development in the community?
- What types of business services are available to new businesses in the community?
- Other topics based on initial public workshop

At the end of the workshop, the participants will collectively formulate vision statements regarding economic development in Emmitsburg.

PUBLIC WORKSHOP 3:

Vision for Environmental Sustainability in Emmitsburg

Proposed date: February 26, 2024

Duration: TBD

The third workshop will be similar to the second workshop but focus on the environmental sustainability aspects of the Comprehensive Plan. At the workshop, the following topics will be discussed:

- Conservation of Natural Resources
 - o What needs to be conserved in terms of natural resources?
 - o Are there special areas, wetlands, hiking trails etc. that the community wants to preserve?
 - o What does the community want created in terms of natural resources?
 - o What does the community want to change in terms of the use of natural resources
- Sustainable Land Use
 - o What does the community want the area to look like in the future?
 - o What areas should be developed based on community values?
 - o What areas should be protected based on community values?
- Public Works
 - o Water and sewer systems
 - o Stormwater management facilities
 - o Waste management
- Other topics based on initial public workshop

At the end of the workshop, the participants will collectively formulate vision statements regarding environmental sustainability in Emmitsburg.

PUBLIC WORKSHOP 4:

Vision for Community Development in Emmitsburg

Proposed date: March 25, 2024

Duration: TBD

The fourth workshop will follow a similar format as the second and third workshops while focusing on the community development aspects of planning. At this workshop, the following topics will be addressed:

- Housing
 - o What are some challenges regarding housing accessibility and how can those be addressed?
- Transportation
 - o What kind of transportation or mobility issues are there in the community and how can they be alleviated?
- Community Design
 - o What are ways to create a community that has the following characteristics: pedestrian friendly, secure, ample space to congregate, connectivity among structures and streets, functional, aesthetically pleasing?
- Other topics based on initial public workshop

At the end of the workshop, the participants will collectively formulate vision statements regarding community development in Emmitsburg.

The insights collected during these public meetings will be integrated into the chapters in the 2025 Comprehensive Plan.

Join Us for a Unique Opportunity!

Help Shape the Future of Emmitsburg!

📍 Be a Part of Our Public Visioning Workshop for the Comprehensive Plan 📍



📄 What's a Comprehensive Plan? 📄

Imagine a Masterpiece Painting of Our Town's Future! It's a Blueprint for Our Community's Growth and Development, covering everything from Land Use and Transportation to Housing, Economic Development, and Environmental Sustainability. This plan shapes the very essence of our town - a road map for our shared future! But the BEST plans are made together with YOU - the Community!

🤝 Come Share Your Unique Perspective! 🤝

Workshop Dates:

Part 1: October 30, 2023 @ 7pm
Part 2: January 29, 2024 @ 7pm
Part 3: February 26, 2024 @ 7pm
Part 4: March 25, 2024 @ 7pm

Location:

Emmitsburg Town Office

✉ To Participate, Simply

Email: nahsan@emmitsburgmd.gov ✉

Include these Details:

1. Your Name
2. Your Organization (if applicable)
3. How Many Years You've Called Emmitsburg Home
4. Any Other Info You'd Like to Share

📣 Let's Build the Emmitsburg of Tomorrow, Together! 📣

✳ Don't Miss Your Chance to Make a Difference and Create a Brighter Future for Emmitsburg! ✳



MEMO

September 25, 2023

DATE: September 14, 2023

TO: Town of Emmitsburg Planning Commission
Mark Long | Chair

FROM: Najila Ahsan | Town Planner
Cathy Willets | Town Manager

RE: **Comprehensive Plan Update**

The enclosed materials consist of suggested chapter headings for the Comprehensive Plan and a draft of chapters 2 & 3 of the plan. These chapters are components of the "Existing Conditions" section, which aims to catalog all current conditions within the Town.

TIMELINE

The following table presents a proposed and tentative timeline for updating the Comprehensive Plan. The schedule will be adjusted according to the activities of the Planning Commission.

PLANNING COMMISSION REVIEW	DATE
Existing Conditions chapters	9/25/2023
Existing Conditions chapters Public Visioning Workshop	10/30/2023
Existing Conditions chapters Public Visioning Workshop	1/29/2024
Envision Emmitsburg Public Visioning Workshop	2/26/2024
Envision Emmitsburg Public Visioning Workshop	3/26/2024
Envision Emmitsburg	4/29/2024
Introductory chapter and synthesis of all chapters	5/27/2024

Public Comment Period (60 days)	5/28/24 - 7/27/24
Planning Commission Public Hearing	8/29/2024
Revisions to incorporate Public Hearing comments	8/26/2024
Approve and Transmit the Comprehensive Plan	9/30/2024

SUGGESTED MOTION

Provide feedback & suggest modifications.



***Proposed Sections
2025 Comp. Plan***

September 25, 2023

Proposed Title | *Envision Emmitsburg*

Part	Chapter				
	Introduction				
	1. Introduction/ Executive Summary				
(I)	Existing Conditions				
	2. Population and Demographics				
	3. Natural Environment & Water Resources				
	4. Land Use				
	5. Housing				
	6. Transportation				
	7. Community Facilities				
	8. Community Design				
(II)	Vision for the Future				
	9. Conservation of Natural Resources				
	10. Sustainable Land Use				
	11. Livable Community:				
	<table border="0"> <tr> <td>a. Housing</td> <td>b. Community Facilities</td> </tr> <tr> <td>c. Transportation</td> <td>d. Community Design</td> </tr> </table>	a. Housing	b. Community Facilities	c. Transportation	d. Community Design
a. Housing	b. Community Facilities				
c. Transportation	d. Community Design				
(III)	Implementation				
	12. Implementation				

Chapter 2: Population and Demographics

The demographic analysis compares Emmitsburg’s population and housing composition to that of Frederick County over the past 60 years. This data is valuable as it provides an accurate characterization of the population and its current needs while forecasting future growth and changes. Refer to Appendix ___ for the most recent U.S. Census data pertaining to the Town, which has been sourced from the Maryland Department of Planning, State Data Center.

Population Data

The following table and graphs present the average growth rate and change in Frederick County and Emmitsburg from 1960 to 2020 in 10-year increments.

		1960	1970	1980	1990	2000	2010	2020
Emmitsburg	Total Population	1,369	1,532	1,552	1,870	2,290	2,814	2,770
	Percent Change	-	11.9%	1.3%	20.5%	22.5%	22.9%	-1.6%
	Average Growth Rate	-	1.2%	0.1%	2.0%	2.2%	2.3%	-0.2%
Frederick County	Total Population	71,930	84,927	114,792	150,208	195,277	233,385	271,717
	Percent Change	-	18.1%	35.2%	30.9%	30.0%	19.5%	16.4%
	Average Growth Rate	-	1.8%	3.5%	3.1%	3.0%	2.0%	1.6%

Table 2.1

Average Growth rate and Rate of Change

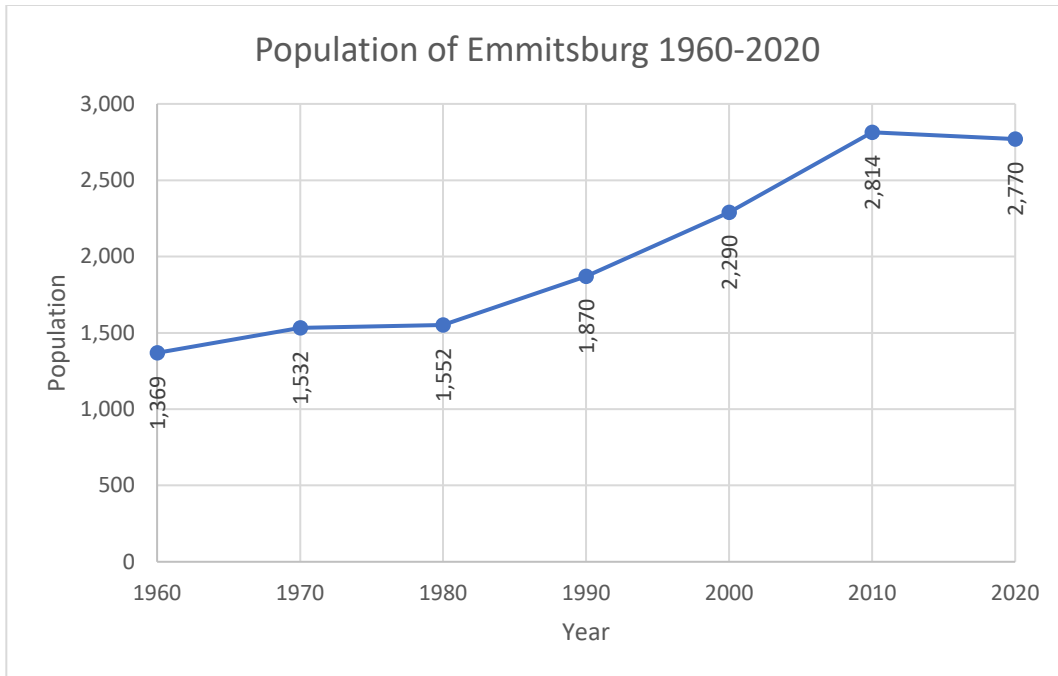


Figure 2.1: Population of Emmitsburg

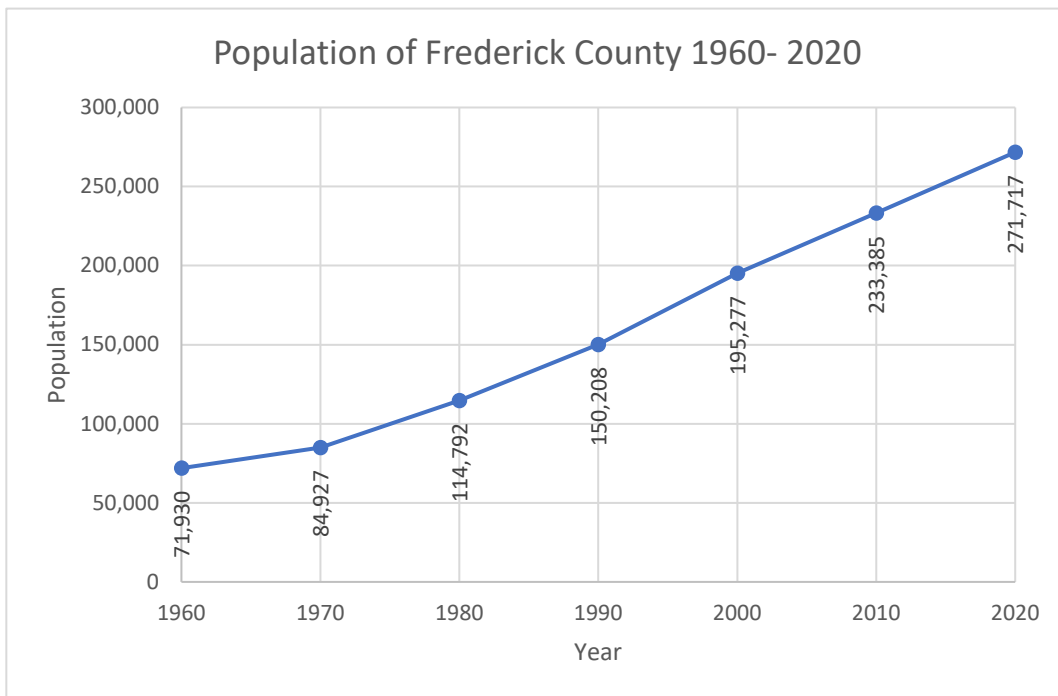


Figure 2.2: Population of Frederick County

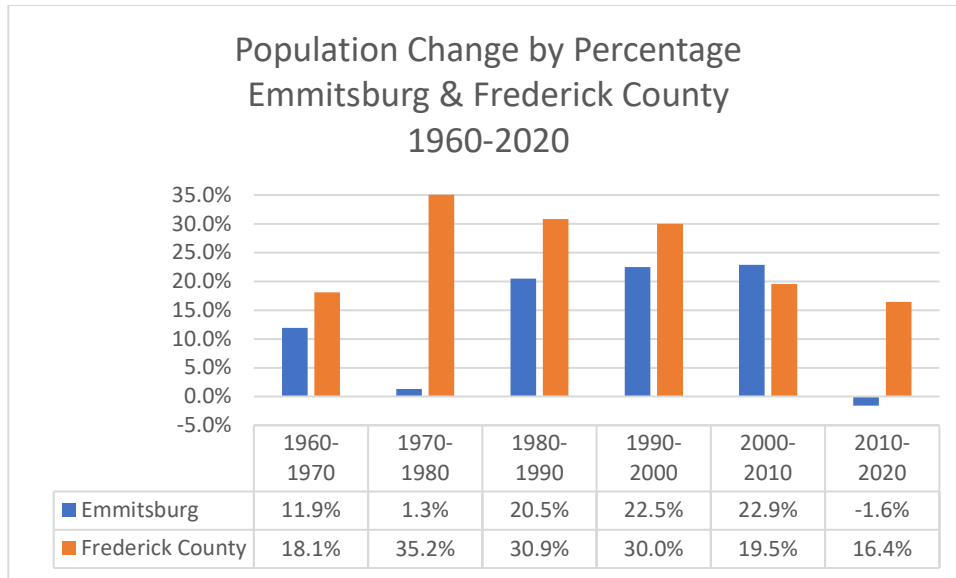


Figure 2.3: Rate of Change in Population

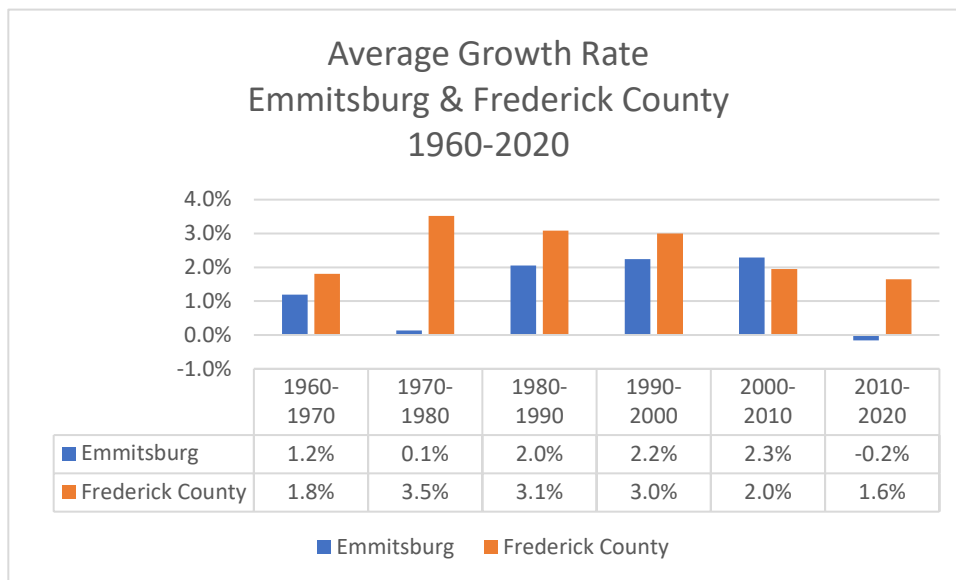


Figure 2.3: Population Growth Rate

It's evident from the population chart that Frederick County's population experienced a significant growth. In comparison, Emmitsburg saw some population growth, with most of it occurring between 1980 and 2010. However, during the most recent decennial census period, the Town witnessed a population decline of 1.6%. The growth rate of Emmitsburg is low compared to that of Frederick County in the same 30-year period.

The past population growth in Emmitsburg can be attributed to annexation of nearby lands the establishment of US 15, US 70, and Interstate 270, as these highways allowed people to live in a more affordable area and commute to the larger metropolitan areas for work. Several factors may have contributed to the recent population decline in Emmitsburg. It is possible that the Town has experienced outmigration of residents, whose decisions may be influenced by greater economic opportunities and access to amenities and entertainment opportunities in larger population centers. Furthermore, based on the information presented in the next section of this chapter, an aging population may have also contributed to population loss.

Age

The following graphs present the age and gender profile in Emmitsburg, reflecting the data from the 2020 Decennial Census.

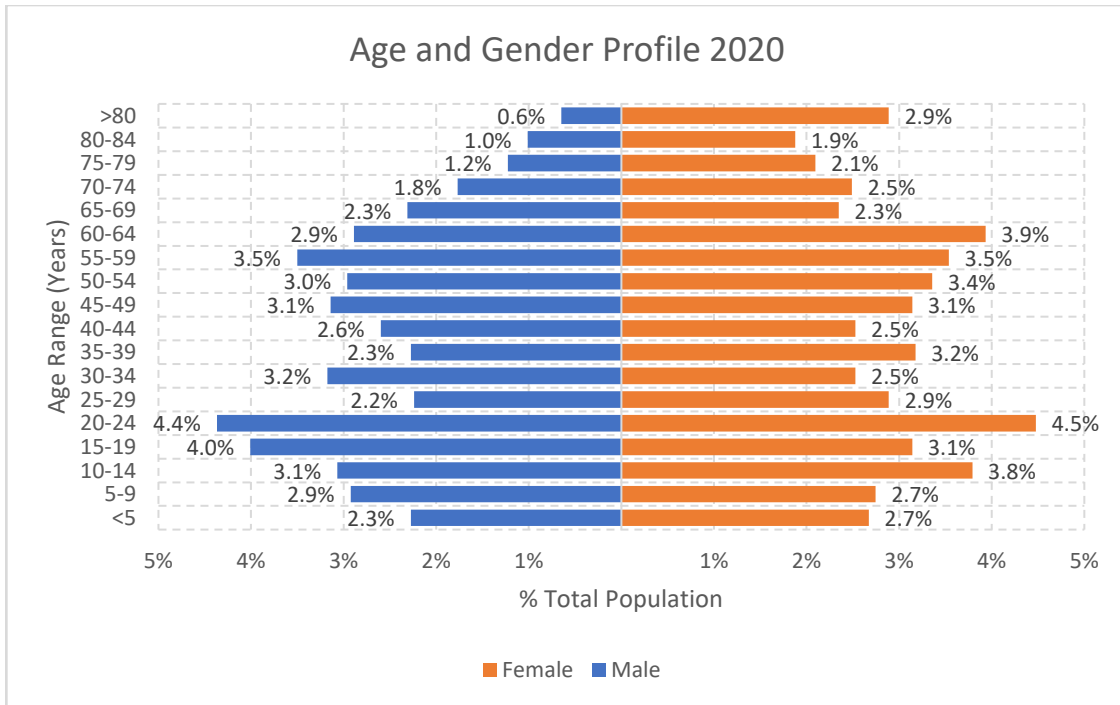


Figure 2.4: Age & Gender Profile Population Pyramid

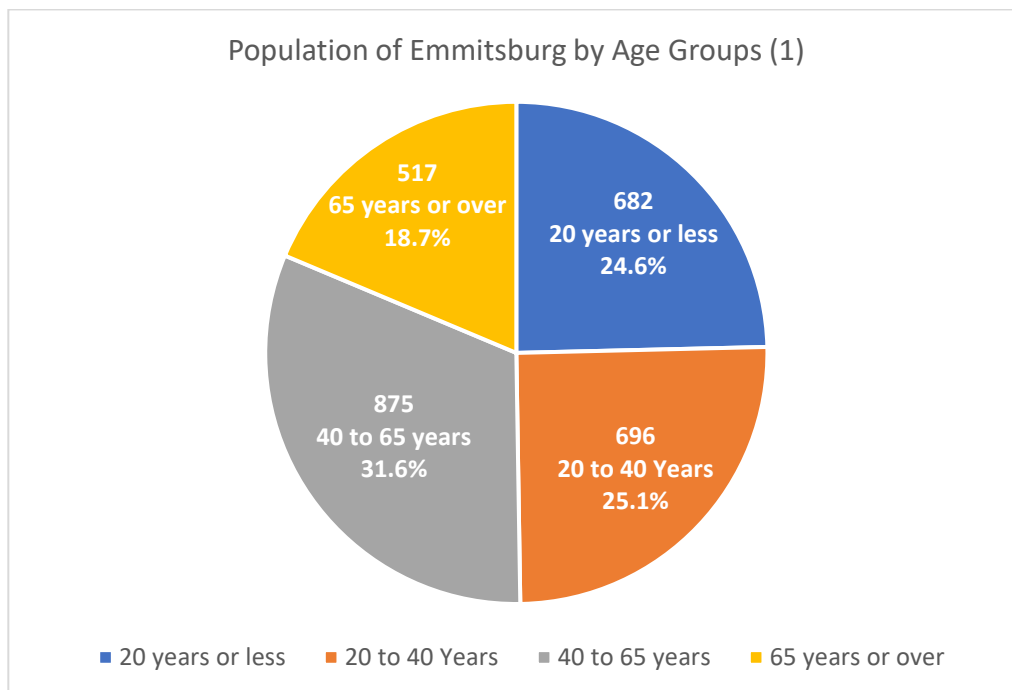


Figure 2.5: Age & Gender Profile 2

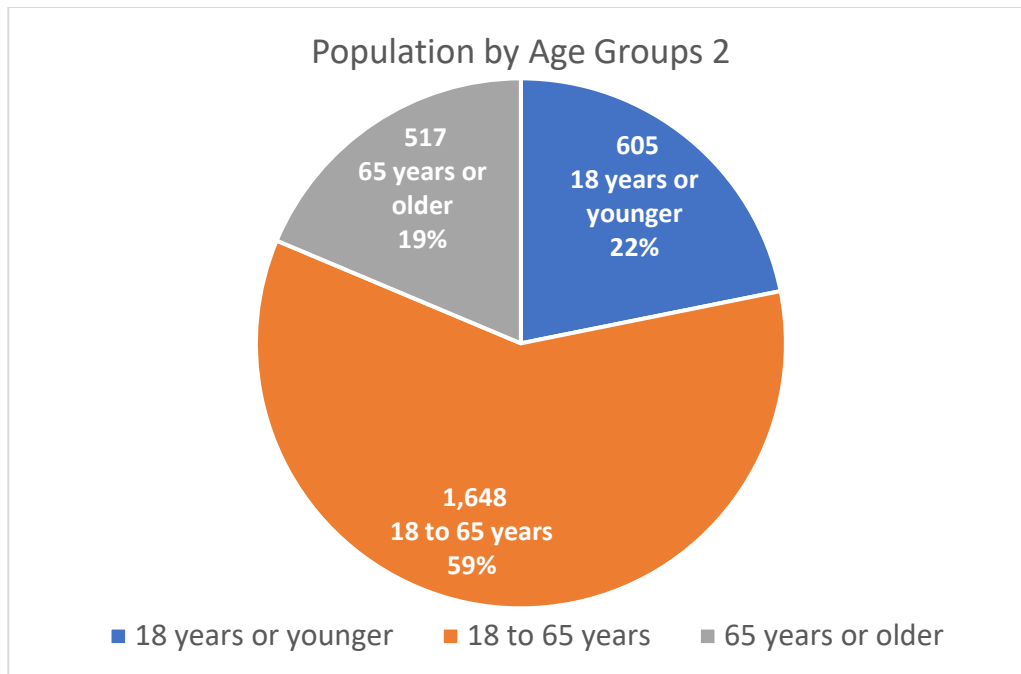


Figure 2.6: Age & Gender Profile 3

Median Age (Years)	40.2
Male	37.7
Female	42.7

Table 2.2

Source: 2020 Decennial Census

In Emmitsburg, the most prominent age group falls within the 20 to 24 range, possibly due to the town offering housing options for Mount Saint Mary's University students. Another substantial demographic includes those aged 55 to 59, indicating an aging population. Additionally, the sizable segment under the age of 14 suggests an increase in families moving into new subdivisions. Furthermore, the relatively high portion of the female population over the age of 80 could be attributed to higher life expectancy and, as noted in the 2015 Comprehensive Plan, the reorganization of the members of Daughters of Charity. Nevertheless, considering the Town's median age of 40.2 years, it indicates a fairly even distribution of age groups, with roughly half the population below 40 years old and the remaining half aged 40 or above.

Households

Housing in Emmitsburg

Number of Households: 1,042

Total Housing Units: 1,101

Table 2.3

Source: 2020 Decennial Census

The following graphs show housing occupancy in Emmitsburg based on data reported in the 2020 Decennial Census.

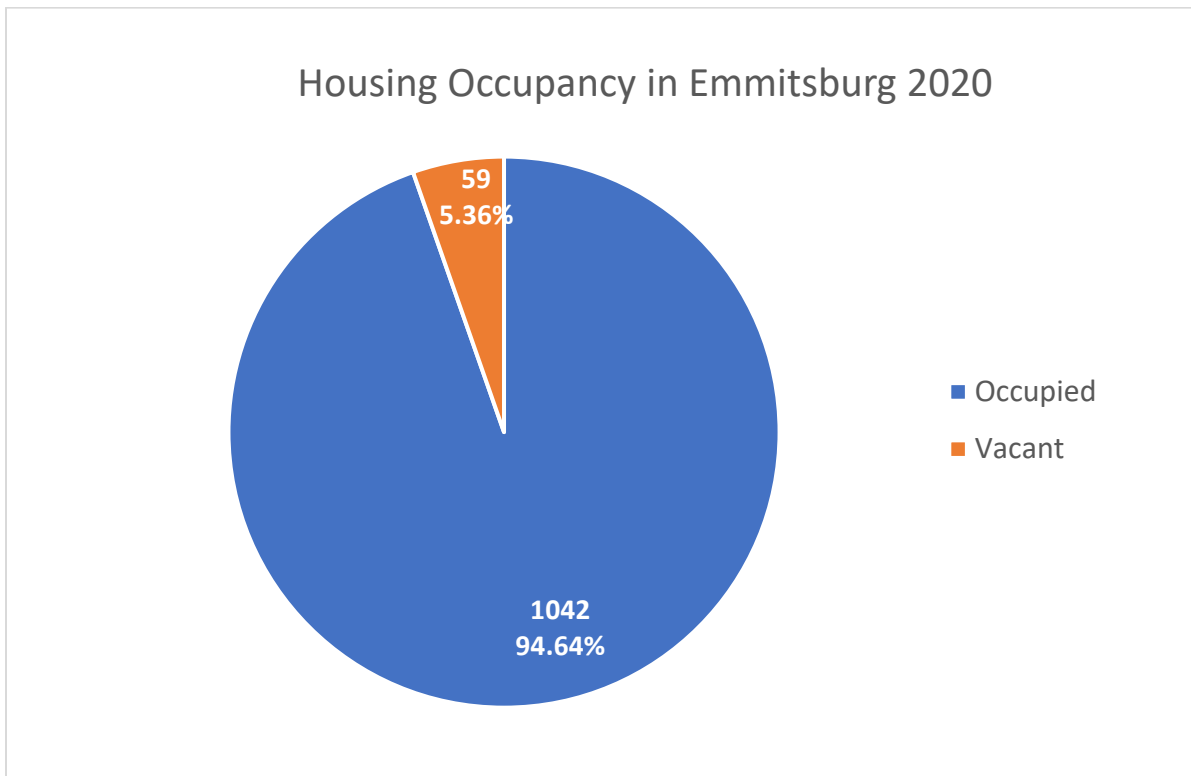


Figure 2.7: Housing Occupancy

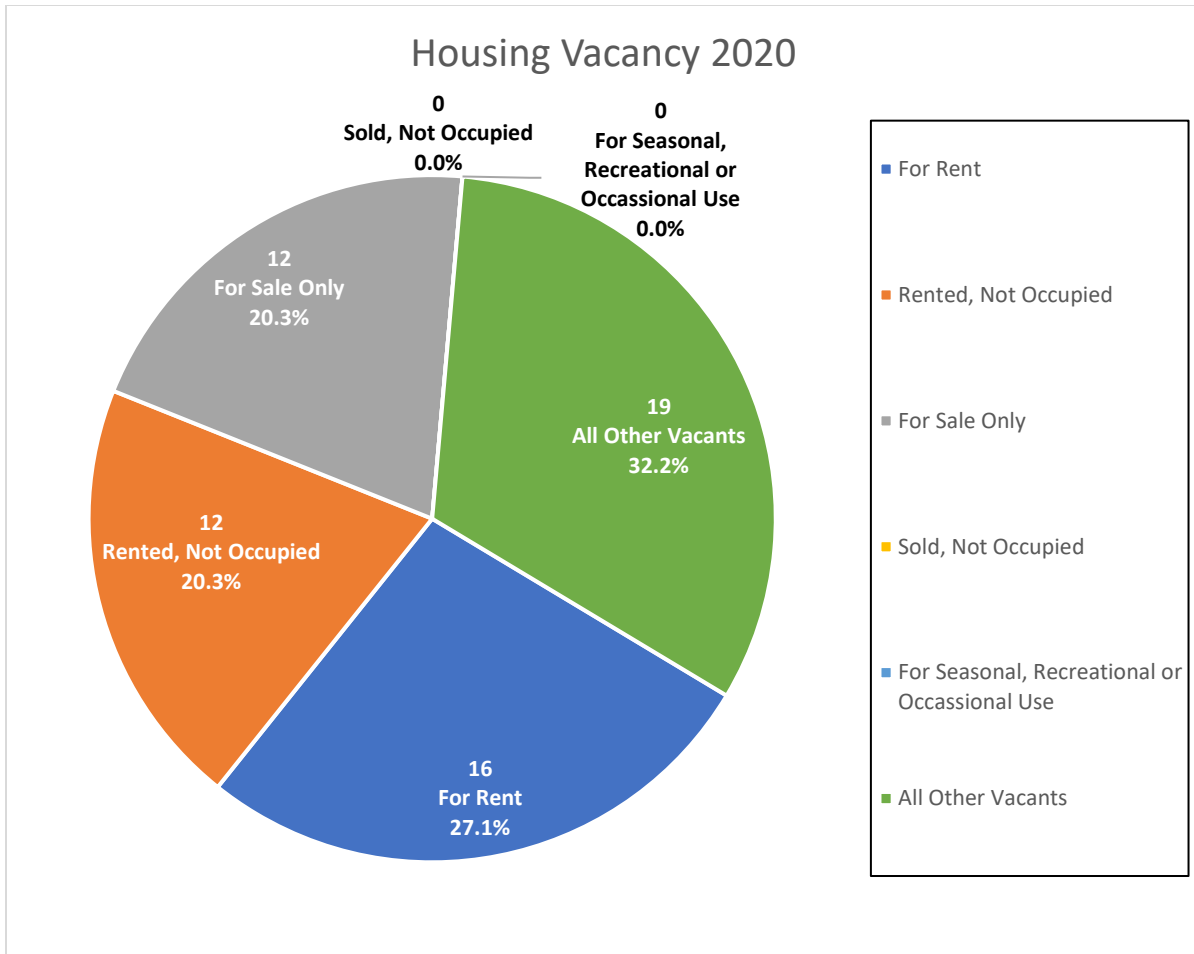


Figure 2.8: Housing Vacancy

Housing Tenure 2010 vs 2020

	Emmitsburg		Frederick County	
	2010	2020	2010	2020
Owner Occupied	64.0%	74.6%	75.8%	62.0%
Renter Occupied	36.0%	25.4%	24.2%	38.0%

Income

In progress

Chapter 3: Natural Environment & Water Resources

Emmitsburg's development has been influenced by its natural surroundings, and the Town's future depends on preserving a sustainable relationship with its environment. Located on the edge of the Catoctin Mountain Range, Emmitsburg is characterized by breathtaking views of natural beauty, adding significant value to the Town by enhancing community development. It's crucial that any future growth in Town takes existing conditions into account and prioritizes sustainable development, as well as natural resources and sensitive areas of the ecosystem are vital for shaping the town's quality of life. Disruption or harm to these areas can lead to the deterioration or loss of essential processes, including the provision of clean water and air, wildlife habitat, and effective stormwater management.

Emmitsburg is nestled at the base of the Catoctin Mountains, marking the eastern edge of the Appalachian Mountain Range. It is situated within Tom's Creek watershed, which is a sub watershed of the Upper Monocacy River Watershed, encompassing a vast area spanning 966 square miles. This watershed includes regions in south-central Pennsylvania and Maryland's Frederick County and is part of the larger Chesapeake Bay watershed, extending from Upstate New York through Pennsylvania and Maryland.

Emmitsburg's unique geographical setting within the Tom's Creek watershed is characterized by high relief topography. Water flows from the elevated Catoctin Mountains down to the streams and floodplains of Emmitsburg. Eventually, the waters from Tom's Creek join the Monocacy River, which in turn merges with the Potomac River, flowing into the Chesapeake Bay. This geographical context shapes Emmitsburg's location and underscores its significance within this intricate natural landscape.

Surface Water and Stream Buffers

The streams in and around Emmitsburg include Tom's Creek, Flat Run, and their tributaries, originating from the north of the State border and meandering through Emmitsburg. These waterways ultimately converge into the Monocacy River, which empties into Chesapeake Bay. The presence of natural vegetation along these watercourses and in floodplains is of paramount importance, offering a range of

environmental benefits. These benefits include reducing surface runoff, preventing erosion and sediment movement, moderating temperatures, contributing organic material to the ecosystem, and providing habitat both overhead and within the streams. Additionally, this vegetation promotes the diversity of aquatic life.

To maximize the effectiveness of a vegetated stream buffer in delivering these advantages, it must meet specific width and coverage criteria alongside the stream. As Emmitsburg continues to expand its development, it's vital to prioritize the preservation of these buffers and adhere to established stream buffer standards. This approach ensures a delicate balance between the town's growth and conservation objectives, allowing for development while safeguarding the crucial environmental benefits associated with healthy stream buffers.

To be added: stream buffer size requirement by function table

Groundwater

In progress

100-Year Floodplain

The Federal Emergency Management Agency (FEMA) routinely creates maps of the 100-year floodplain, an area with a 1% annual chance of flooding. To govern development within this zone, the Town enforces regulations outlined in the Floodplain Management Ordinance in the Town Code.

****Insert Floodplain Maps and analysis*

Wetlands

Wetlands are areas that are regularly inundated by surface or groundwater, providing enough moisture to support a habitat for various forms of plants and aquatic life. These environments encompass a range of landscapes, including swamps, marshes, bogs, wet meadows, river overflows, mud flats, and natural ponds. Wetlands play a significant role in regulating the movement of water within watersheds and the water cycle. They are characterized by the presence of water saturation in the soil's root zone, either at or above the soil surface, for a certain portion of the year. As a result, wetlands can store and

gradually release precipitation and surface water into various sources, including surface water bodies, groundwater, and atmosphere. Wetlands are also pivotal in maintaining water table levels, aiding in groundwater recharge and discharge to other water bodies. Wetlands exist as a natural filter as they absorb organic compounds and essential nutrients required for the growth of flora and fauna. Wetlands provide a home to various rare and endangered species and serve as breeding and spawning grounds for various species of birds, fish, and reptiles.

Wetlands in Emmitsburg are predominantly situated within the floodplain associated with Tom's Creek, with some isolated wetland areas elsewhere within the Town itself. As of 2023, none of the wetlands in Emmitsburg have been designated as wetlands of special concern by the State of Maryland; this is an indication that the wetlands in Town are relatively stable.

Geology

In progress

Soils

In progress

Steep Slopes

In progress

Environmental Corridor

In progress

Forests

In progress

Wildlife

In progress