



**City of Westminster**  
**Economic and Community Development Committee**  
**of the Mayor and Common Council**  
**Thursday January 20, 2022 – Minutes (Virtual)**  
**45 West Main Street**

**1. Call to Order**

Councilmember Hoff welcome everyone and called the meeting to order at 3:30 p.m.

Attendees: Mayor Becker, Councilmember Hoff, and Council President Pecoraro  
Staff: Director of Community Planning and Development Depo, Comprehensive Planner Gerhard, and City Administrator Imhulse

**2. New Business**

- A. Update on Text Amendment in P-I Zoning District for “Microbreweries and Pub Breweries”

The Committee discussed to add in Food Trucks.

**Action:** Draft a proposed ordinance for the next ECDC Meeting.

- B. Update on Westminster Station Phase II – Water Requirements for the Commercial Space and Stand-Alone Restaurant

The Committee noted that they need to look at the Common Council’s preferred option for water allocations. The also discussed the tax difference (undeveloped property tax revenue vs. developed property tax revenue).

**Action:** Update the Master Distribution Chart for a stand-alone restaurant at Westminster Station consistent with Option # 2 as presented to the ECDC Committee.

- C. Update on Annexations

The Committee discussed proposed annexation of 207 and 209 Greenwood Avenue and 404 Malcolm Drive. The committee noted that the County would need a parking allowance.

**Action:** Draft resolutions will be needed.

- D. Update on Sign Ordinance Process

The committee discussed the City’s sign ordinance process.

**Action:** Information needs to get out to the public before it goes to the Planning and Zoning Commission or Common Council.

**3. Placeholder for Existing Items**

- A. New Water Study
- B. Downtown Parking Study
- C. Honeybees
- D. Nuisance Properties

**4. Next Meeting**

The City of Westminster Economic and Community Development Committee next meeting is scheduled for February 16, 2022, at 3:30 p.m.

**5. Adjournment**

The City of Westminster Economic and Community Development Committee meeting of January 20, 2022, adjourned at 4:15 p.m.

Respectfully Submitted,



Douglass A. Barber, MMC  
City Clerk

Adopted by the Economic and Community Development Committee on March 30, 2022.