



Taneytown Planning Commission May 27, 2026, at 7:30 PM Meeting Minutes

The Taneytown Planning Commission met on May 27, 2026, at 7:30 PM, in the City Council chambers. Present were Chairman Parker and Commission members Myers, Meade, Garner, Glass, and Isenberg. City Manager Wieprecht and Planning Director Gray were in attendance. Nick Urbanowicz signed in.

Review and Approval of Minutes:

The minutes from the April 27, 2026, meeting were approved unanimously, following a motion by Commission member Isenberg, which was seconded by Commission member Garner.

Delegations and Action Items:

Request to Waive the Requirement for Site Plan Approval – Tractor Supply Company (520 East Baltimore Street) - Planning Director Gray provided an overview of the Staff Report dated May 27, 2026, and provided a Staff recommendation that the Planning Commission determine if they wish to waive site plan approval for the 15,400 square foot outdoor fenced-in retail area/parking lot modifications in the front and modified utility areas in the rear, with the following conditions for approval: 1. If the use ceases to exist, the fence and all concrete must be removed and replaced with asphalt matching the existing parking area material, and the parking spaces must be clearly marked. 2. Obtain Simplified Site Plan Approval from Carroll County Government. Commission members mentioned: handicap parking/ramp, existing aisle width, new sign locations, fence height, and improvements are not extensive. Commissioner Meade made a motion to approve the site plan waiver, to waive the site plan approval for the outdoor modifications that are happening at TSC with the following conditions: 1. If the use ceases to exist the fence and all concrete must be removed and replaced and return the parking spaces as they were and 2. That they must obtain Simplified Site Plan approval from Carroll County Government. Seconded by Commissioner Myers. The motion passed 5-0.

Capital Improvement Program Review and Recommendation – City Manager Wieprecht provided an overview of the CIP including mentioning: this is a six-year plan for capital items mostly related to parks/infrastructure and acquiring a new facility to consolidate city operations. The Commission inquired about the potential Mountain Brook property donation. Commissioner Myers made a motion that we provide a favorable recommendation of the Capital Improvement Program to the Council for FY 27-32. Seconded by Commissioner Isenberg. The motion passed 5-0.

Taneytown Community Comprehensive Plan 2025 Update - Approval for 60 Day Review - Planning Director Gray mentioned that during the last Planning Commission Comprehensive Plan Workshop, last week, the Commission wanted to officially recommend this plan to go into the 60-day review period. Commission members inquired if they would get an update of the plan with corrections made

by the consultant. Commissioner Meade made a motion that the Commission approves the plan pending delivery and start the 60-day review upon delivery. Seconded by Commissioner Isenberg. The motion passed 5-0.

Planning and Zoning Report - Planning Director Gray provided the Planning and Zoning Report that included: having received a lot of code enforcement complaints; active site plans include: McDonalds (waiting for second round of review), Taco Bell (comments have been submitted to the Engineer), EVAPCO Parking Lot Expansion (approved and working to finalize mylars and PWA), nothing from Storage Today, Taneytown Supply (working with designer to finish up comments), and Memorial Park Expansion (administratively approved). Nothing new for Active Subdivisions and Construction Phase Projects. There was a question about whether all county signatures were obtained for the Memorial Park Expansion project.

County Update – Ethan Strickler, the Carroll County liaison for the City of Taneytown mentioned: the 2025 Carroll County Planning Annual Report; Water Resources Element; Water and Sewer Fall 2025 Amendment was approved pending questions; Water and Sewer Triennial Update has a one-year extension (2027); Fall 2026 Water and Sewer Amendment Cycle; and County ADU Text Amendments. He mentioned many other county text amendments and deferrals including: the consolidation and relocation of non-conforming use off the premises signs, deferrals for retirement villages, retirement homes (Freedom Area), self-storage, cluster subdivisions, data centers, and planned commercial centers. There was a question about County ADU regulations affecting City regulations.

Old Business

Discussion on the Taneytown Community Comprehensive Plan 2025 update. There was a question regarding redline vs. regular updated plan versions.

Adjournment

The next Planning Commission meeting will be held on June 29, at 7:30 PM. There was a question about some of the projects pending and next workshop. With no further business, the meeting was adjourned at 8:15 PM following unanimous approval of a motion by Commission member Meade. Seconded by Commission Member Isenberg.

Submitted by:

Andrew R. Gray, AICP

Director of Planning and Zoning