



Taneytown Planning Commission June 29, 2026, at 7:30 PM Meeting Minutes

The Taneytown Planning Commission met on June 29, 2026, at 7:30 PM, in the City Council chambers. Present were Chairman Parker and Commission members Myers, Meade, Garner, and Isenberg. City Manager Wieprecht and Planning Director Gray were in attendance.

Review and Approval of Minutes:

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

Delegations and Action Items: None

Ordinances and Agreements for Review

Ordinance 10 - 2026 – Accessory Dwelling Units – Planning Director Gray provided a brief introduction including: how this ordinance is a requirement by the State of Maryland to be adopted by October 1, 2026; he was in direct contact with the Maryland Department of Planning; he reviewed state law and the model ordinance; and that the Planning Commission will be providing a recommendation to the Mayor and Council. The Commission inquired about: off-street parking, a parking study, the parking waiver, minimum square footage of an ADU, the street address for an ADU, water and sewer connection requirements, sprinkler connections for a incorporated ADU, how the County handles ADU's, ADU status after the sale of a property, rental licensing program, can the City require a parking study, having the City complete a parking study, and the effect with homeowners associations. Commissioner Meade made a motion that the Planning Commission recommend this Ordinance with the exception of changing the wording on the parking study to require a parking study for each ADU, with reference to § 205-35.6 A. (7). Seconded by Commissioner Isenberg. The motion passed 5-0. The proposed updated language reads:

(7) A Parking Study shall be conducted for every new accessory dwelling unit.

- a. Off-street parking is not required for an ADU unless, a parking study has demonstrated that on-site parking is required.*

Planning and Zoning Report - Planning Director Gray provided the Planning and Zoning Report that included: McDonalds (waiting on the resubmission); Taco Bell (waiting on the resubmission); EVAPCO Parking Lot Expansion (will be returning the mylars with all City signatures tomorrow); Taneytown Supply (waiting for resubmission); staff submitted the draft Comprehensive Plan for the 60 Day Review on June 10 and the Baltimore Metropolitan Council mentioned that they have no

comments; and staff is working on updates to the site plan and sign codes. Commissioners inquired about the timeline for Taneytown Supply and Tractor Supply Company. They also inquired about Recovery 180, Harney Road/MD 140 intersection, and Roll the Dice LLC Property.

County Update – Ethan Strickler, the Carroll County liaison for the City of Taneytown mentioned: receiving the draft of the Comprehensive Plan for the 60-Day review and having the Plan on the County Planning Commission's July 21 and August 5 agendas; the Water and Sewer Master Plan; Triennial update for the Carroll County Water and Sewer Master Plan will be in 2027; the County will be reaching out in July or August for any updates for the Fall 2026 Water and Sewer Master Plan Amendment cycle; the County's accessory dwelling unit text amendment; retirement homes and villages deferral; cluster subdivision deferral text amendment; small area plan amendment for the freedom area; and self-storage. The Commission inquired about the solar farm on the west side of town and requested an update from the County.

Old Business

Discussion on the Taneytown Community Comprehensive Plan 2025 update. No comments.

Other Business

The Chair inquired about the APA MD conference at Turf Valley Resort, this will be held from October 18-20.

Adjournment

The next Planning Commission meeting will be held on July 27, at 7:30 PM. With no further business, the meeting was adjourned at 8:21 PM following unanimous approval of a motion by Commission member Isenberg. Seconded by Commission Member Garner.

Submitted by:

Andrew R. Gray, AICP

Director of Planning and Zoning