



Taneytown Planning Commission August 31, 2026, at 7:30 PM Meeting Minutes

The Taneytown Planning Commission met on August 31, 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 June 29, 2026, meeting were approved unanimously, following a motion by Commission member Isenberg, which was seconded by Commission member Myers.

Delegations and Action Items: Request for Final Site Plan Approval for Taneytown Supply – Planning Director Gray mentioned this item was removed from the agenda due to the project not receiving all county approvals and not meeting the 14-day posting requirement. The Commission inquired about the site location. Site location information provided is what was included in the State Department of Assessments and Taxation records. It was also mentioned that addresses are usually assigned after the Final Site Plan is approved.

Ordinances and Agreements for Review

Ordinance 10 - 2026 – Accessory Dwelling Units – Planning Director Gray provided a brief introduction including: the Planning Commission several months ago voted to provide a favorable recommendation to the Mayor and Council with conditions. Staff wanted to add different language and address the parking study which staff has conducted. Changes to the proposed Ordinance are highlighted in yellow for the Commissions review. Staff would like to hear Planning Commissions comments and recommendation to the Mayor and Council. The Commission inquired about reasons to grant a waiver; is the parking study complete and how has the parking study been documented; and will the parking study be updated. Commissioner Meade made a motion that the Planning Commission recommend this with the addition of the language given earlier to § 202-35.6 (7) c. i. Seconded by Commissioner Myers. The motion passed 5-0. The proposed updated language reads:

- i. The general cost to construct off-street parking spaces is atypical to other similar lots.

Planning and Zoning Report - Planning Director Gray provided the Planning and Zoning Report that included: Continuing to address questions from McDonalds and Taco Bell for their anticipated resubmittal of their site plans; Zoning Text Amendments include Accessory Dwelling Units, Site Plans, and signage; the City Consultant is reviewing comments related to the draft City Comprehensive Plan from the State and County and hopefully the update will be before the Commission in September during your workshop. We also continue to get complaints about high grass. Please make sure your grass is below eight inches in height. Commissioners inquired about any response from the City Consultant and having any revisions highlighted. The Commission requested an update on Recovery 180.

County Update – Ethan Strickler, the Carroll County liaison for the City of Taneytown mentioned: the Water Resources Element was adopted by the Board of County Commissioners; Water and Sewer Spring 2026 Amendment was approved; the Fall 2026 Amendment Cycle is open; County is having meetings about the Triennial Update of the Water and Sewer Master Plan; Public Hearings for the County include: Accessory Dwelling Units, Retirement Villages, Retirement Homes, and Cluster Subdivisions; the County is discussing Community Investments Plans; Draft Comprehensive Plan comments have been sent to City Staff; and discussed where the solar projects are in the Taneytown area.

Old Business

Discussion on the Taneytown Community Comprehensive Plan 2025 update. No update.
There was a question about EVAPCO cleaning topsoil. Staff will investigate.

Other Business

Extension of Allendale Lane – EVAPCO would like feedback on the possibility of extending Allendale Lane to the northeast to Trevanion Road, near Taneytown Elementary School. EVAPCO provided a basic sketch. The Commission mentioned they are interested and would like to explore the possibility of accessing Trevanion Road across from Grand Drive. Staff will provide feedback.

Director Gray mentioned the Maryland Chapter of the American Planning Association Conference will be held in Ellicott City from October 18 through the 20th. Registration will be coming out very soon. Sessions will be shared with the Commission when available.

Adjournment

The next Planning Commission meeting will be held on September 28, at 7:30 PM. The tentative Comprehensive Plan Workshop will be held on September 22, at 6:30 PM. With no further business, the meeting was adjourned at 8:15 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