

Taneytown Planning Commission
Approved minutes from November 25, 2024

The Taneytown Planning Commission met on November 25, 2024 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, City Councilman Tillman, Commission members Myers, Garner and Isenberg. Also present were City Manager Wieprecht, Planning Director Hale and Carroll County Planning Liaison, Tiffany Fossett. City Attorney Gullo attended the meeting remotely. Commission member Brown did not attend the meeting. This meeting was open to the public in person.

-Minutes from the October 28, 2024, meeting were approved unanimously following a motion by Commission member Garner which was seconded by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Taneytown Elementary School Pre-Kindergarten and Kindergarten Addition. Presented by James Marks, Carroll County Public Schools. There have been no changes to the site plan since the original submission. Seeking Final Site Plan Approval. City Councilman Tillman made a motion to approve the final site plan which was seconded by Commission member Garner and passed unanimously.

-Storage Today. Presented by Bill Brennan, B & R Design Group. Presenting a revised concept site plan. An existing on-site sewer main could not be altered and was too close to the required retaining wall needed for the site. The revised site plan will keep the existing sewer main as it is, reduce the size of the project and make the flow of traffic at the facility one way. City Councilman Tillman made a motion to approve the revised concept site plan which was seconded by Commission member Isenberg and passed unanimously.

-Mountain Brook Farm. Phase 1. Marty Hackett, CSLI. Presenting a revised concept site plan. Mr. Hackett presented concept site plan changes based on comments from the August Planning Commission meeting and comments from City Staff. The revised plan will reduce the length of roads by approximately 1,800 feet, water lines by approximately 1,500 feet and sewer lines by approximately 1,400 feet. There will be no changes in the number of townhouses or single-family dwellings with the proposed revisions. After discussion, City Councilman Tillman made a motion to approve the concept site plan revisions as presented which was seconded by Commission member Myers. The motion passed with a vote of 4-1. City Councilman Tillman, Chairman Parker, Commission members Myers and Isenberg voted in favor and Commission member Garner was opposed. Commission member Brown was not in attendance.

-Ordinances and Agreements for Review
None.

-Director Hale gave his report to the Planning Commission.

-11-4-24. Sheetz public works agreement presented to Mayor and City Council.

-11-5-24. City Manager Wieprecht and Director Hale met with Bohler Engineering to discuss improvements to the McDonalds site.

-11-14-24. MD Compassionate Care and Wellness LLC 3rd amended meeting with BPR Surveying, CDM Smith and City Staff to discuss stormwater management at the site.

-11-14-2024. Director Hale issued a zoning certificate for the building at the Tevis site to be demolished.

-11-19-2024. Director Hale and Carroll County Public Schools met to discuss the Taneytown Elementary School Pre-Kindergarten and Kindergarten Addition project.

-11-22-2024. Director Hale, Director Smeak and CDM Smith met to discuss the Murphey's Choice sewer line project.

-11-22-2024. Director Hale met with CDM Smith to discuss the Bowling Alley grease interceptor, MD Compassionate Care and Wellness LLC, 3rd Amended and the Evapco Allendale Lane parking lot public works agreement.

-Update of Active Site Plans. None

-Legal report. City Attorney, Jay Gullo.

Attorney Gullo updated the Planning Commission on the Flowserve easements and right of ways on their property for the bypass, sidewalks and utilities. Mr. Gullo, City Manager Wieprecht and others have been working to move this process forward. It was explained that there are two different items that need to be resolved. An easement will be needed across the Flowserve property along Route 140 for a sidewalk for Garnet Ridge. It needs to be understood who builds and pays for the sidewalk and what is an acceptable time frame for construction.

The second issue would be the location for the easement for the bypass across Flowserve's property to Route 140. It will need to be understood alignment at both ends and what if any special conditions Flowserve will require for future development of their remaining property. More information will be presented to the Planning Commission later.

-Carroll County Planning Liaison, Tiffany Fossett's update.

Water & Sewer

Updated by Andrew Gray on 11/20

- Fall 2024 Amendment is in process. The County Planning and Zoning Commission approved the Amendment on 11-19. Commissioners to receive a briefing in December. The Fall Amendments include Hampstead, Manchester, and Freedom.
- The spring 2025 amendment cycle closes on February 1, 2025.

Housing Study

Updated by Tiffany Fossett on 11/19

- Mosaic presented draft recommendations to the CC PZC on 11/6 for comment
- The presentation and draft Executive Summary were sent to municipalities for review and comment on 11/8. The final study is expected to be presented to BCC and posted online on December 19.
- Please contact Tiffany Fossett at tfossett@carrollcountymd.gov for more information.

Text Amendments

Updated by Hannah Weber on 11/15

- Housing Expansion and Affordability Act –This amendment is being discussed due to the state legislation passed in the 2024 legislative session. PH was 11/14, BCC voting for adoption on 12/5.
- Solar Site Design Requirements – PH was 11/14, BCC voting for adoption on 12/5. These requirements are being discussed due to multiple applicants to the Maryland Public Service Commission for solar facilities in the County's agriculture zone. The County does not allow solar facilities in the Ag zone so there are no site design requirements. This amendment would establish possible site design requirements for these projects (landscaping, buffers, setbacks, etc.)
- DRRAs - Adopted October 10. The BCC will be discussing a possible fee schedule for any DRRAs petitions on 12/5.

Master Plan update

Updated by Mary Lane on 11/19/24

- The Planning Commission has been discussing different aspects of the Master Plan, including background information and the work program, at each of their regularly scheduled meetings.
- Public outreach activities are being planned for January and February
- Website was launched: carroll2035.org
- Discussions begin about how to involve the municipalities in the process.

End of Tiffany Fossett's report.

Old Business.

-Discussion on the Taneytown Community Comprehensive Plan 2025 update.

The Planning Commission seemed very happy with the amount of feedback from the comp plan community surveys. Councilman Tillman informed the Commission that he will be sending the City Council an email asking them for their input on the Comp Plan update.

New Business. None.

-The next Taneytown Community Comprehensive Plan workshop with the Planning Commission and ARRO Consulting will be held January 21, 2025, at 6:30 p.m.

-The next Planning Commission meeting will be held on January 27, 2025, at 7:30 p.m.

With no further business, the meeting was adjourned at 8:44 PM following a unanimous approval of a motion by Commission member Myers and seconded by Commission member Isenberg.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning

