

Taneytown Planning Commission
Approved minutes from October 28, 2024

The Taneytown Planning Commission met on October 28, 2024 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, City Councilman Tillman, Commission members Myers, Brown, Garner and Isenberg. Also present were City Manager Wieprecht, Planning Director Hale and Carroll County Planning Liaison, Tiffany Fossett. This meeting was open to the public in person.

-Minutes from the September 30, 2024, meeting were approved unanimously following a motion by Commission member Brown which was seconded by Commission member Myers.

DELEGATION AND ACTION ITEMS

-Taneytown Elementary School Pre-Kindergarten and Kindergarten Addition. Final site plan presentation. Presenting is James Marks, Carroll County Public Schools. There have been no changes to the site plan since the original submission. Mr. Marks is hopeful that all final approval letters for the Taneytown Pre-Kindergarten and Kindergarten addition are in hand to be granted final site plan approval at the November Planning Commission meeting.

-Ordinances and Agreements for Review

None.

-Director Hale gave his report to the Planning Commission.

- 10-4-24. Economic Development Director Meashey and Director Hale met with an individual who has an interest in opening a sit-down restaurant.
- 10-9-24. Assistant Director of Public Work, Randy Myers and Director Hale met with ARRO staff to discuss the copper and lead survey project. We are working with ARRO to scan all site plans in the Zoning Administrators office for electronic safekeeping and project support.
- The Sheetz public works agreement has been signed and the last administrative procedures are being taken care of for project closeout.
- Director Hale will be addressing what's needed to close out the Evapco project still on the Planning Commission agenda.
- 10-10-24. City Manager Wieprecht and Director Hale met with the developers of Mountain Brook for discussions on the project.
- 10-16-24. City staff, CDM Smith and the developers of Storage Today met to discuss a sewer main on the property.
- 10-17-24. FYI. In this packet, please see the ARRO amendment for the scoping changes needed for the Memorial Park Expansion engineering work. ARRO will resume working with the State Highway Administration on the challenges for access from Frederick Street.
- 10-24-24. City Manager Wieprecht and Director Hale met with representatives to discuss concepts for the 3212 Harney Road property.
- 10-28-24. FYI. Please see the examples from City Staff on bad, better, best outdoor lighting applications.
- Garnet Ridge submitted preliminary site plan drawings to the city on April 3, 2024, which were distributed to the Planning Commission on May 20, 2024.

Update of Active Site Plans. None

-Legal report. City Attorney, Jay Gullo. None

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

Water & Sewer

Updated by Andrew Gray on 10/28

- Fall 2024 Amendment is in process. 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 10/28

- Mosaic has submitted a draft of the study for technical review
- Mosaic will be presenting Housing Study draft recommendations for comment at the 6pm County Planning Commission meeting on 11/6
- Please contact Tiffany Fossett at tfossett@carrollcountymd.gov for more information.

Text Amendments

Updated by Hannah Weber on 10/23

- Housing Expansion and Affordability Act –This amendment is being discussed due to the state legislation passed in the 2024 legislative session. Discussion with County PZC on 9/4, 9/17, and going to BCC on 10/17. PH is currently being scheduled.
- Solar Site Design Requirements – PH is currently being scheduled. 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.)
- DRRA's - Adopted October 10.

Master Plan update

Updated by Mary Lane on 10/28/24

- Planning staff met with the Board of County Commissioners on August 29, and the BCC held a joint meeting with the Planning Commission on September 17
- PC will be discussing different topics at each meeting
- Public outreach activities are being planned for the fall and winter
- Website is launched: carroll2035.org

End of Tiffany Fossett's report.

Old Business.

-Taneytown Community Comprehensive Plan 2025 update discussion. Chairman Parker asked for an update on the Taneytown Community Comprehensive Plan 2025. Director Hale said that as of this date 434 Comprehensive Plan community surveys have been recorded by the survey service. There are another 17 community surveys at City Hall to be mailed to ARRO. On October 24, 2024, St Joes Catholic Church had asked the city for 50 more community surveys, and they had about 20. The importance of community input on the Comp Plan surveys was mentioned at the October 27th service. After the service they had no surveys left. Another request by St. Joes for 40 more surveys were delivered. Members of the Planning Commission wanted to acknowledge all the hard work effort by Paul Kluth in visiting 64 businesses and organizations over the last few weeks spreading the word about the importance of public participation in the Comprehensive Plan update and by completing community surveys.

On Saturday, October 26, 2024, the Comp Plan was displayed to help further educate the citizenry about the importance of the Comprehensive Plan and to provide another opportunity to participate in the community survey. There were two events at Memorial Park that day. Both are annual events that are very well attended. Tails of Taneytown hosted by the Taneytown Parks and Recreation Department and Trunk or Treat hosted by the Taneytown Chamber of Commerce staffed by Councilman Tillman. The Taneytown Lions provided a free hot dog, chips and a drink to attendees. It was great to see the large number of attendees from Taneytown and surrounding communities. City Councilman Tillman, City Manager Wieprecht and Director Hale were onsite to help with the Comp Plan information table.

New Business.

-The Planning Commission had a brief discussion on the Hoffman property and what effect the traffic will have in that area. The Planning commission also discussed the Tevis property (529 East Baltimore Street) and commercial development on the west side of town. It was suggested that with the development of Garnet Ridge and the Mountain Brook Farm property commercial development may be more viable on that side of town.

-Planning Commission Chairman Parker asked if it would be possible for the Director of Economic Development Jay Meashey to have a discussion with the Planning Commission on economic development and get his input on the matter. The Planning Commission really enjoyed the Panera Bread presentation from about a year ago. City Manager Wieprecht reminded the Planning Commission that Director Meashey will have the opportunity to give his input as we work to update the Taneytown Community Comprehensive Plan 2025.

-Discussion on the Maryland Planning Commission Association training conference. All in all, the variety of training was greatly increased from pervious years. Training events like these are an investment for our city and is a great way to network with other municipalities.

-The next Taneytown Community Comprehensive Plan workshop with the Planning Commission and ARRO Consulting will be held November 19, 2024, at 6:30 p.m.

-The next Planning Commission meeting will be held on November 25, 2024, at 7:30 p.m.

With no further business, the meeting was adjourned at 8:24 PM following a unanimous approval of a motion by Councilman Tillman and seconded by Commission member Isenberg.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning