

Taneytown Planning Commission
Approved minutes from September 30, 2024

The Taneytown Planning Commission met on September 30, 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 and Planning Director Hale. This meeting was open to the public in person.

-Minutes from the August 26, 2024, meeting were approved unanimously following a motion by Commission member Brown which was seconded by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Curaleaf. Concept site plan presentation. Chris Loveridge, Taneytown Operations Manager and George Schidlovski, Vice President, Capital Projects with Curaleaf. Jeff Furr and Scott Landis with BPR, LLC. Mr. Loveridge explained that Curaleaf has about 10 acres and they would like to do an "outdoor" grow. Their existing building is at capacity and the outdoor space will help to increase revenue. Curaleaf plans to grow the marijuana plants in 15-gallon pots spaced about feet apart for a total of around 5,000 plants. The pots will sit on the ground and will be placed on a weed barrier of some type. Each pot will be irrigated by a central system. Two 15,000 water storage tanks will be outside and one additional storage tank inside the building. The grow period will be from April until about October with the goal of two harvests per year. This project will add about twenty seasonal workers. They will add about thirty additional parking spaces. The entire project will have a fence, and a privacy screen installed. Per Maryland State law the entire site will have twenty-four-hour surveillance with night vision capability. Jeff Furr spoke about storm water management and will have discussions with Carroll County about using an underground stone storage facility for stormwater management. All the support structures for the outdoor grow will be portable and some may not stay on site all year long. Mr. Loveridge clarified that the employees who worked outside during the growing season would work inside until the next growing season.

Public comment.

Mr. Burnie Knox of 5311 Taneytown Pike. Mr. Knox asked about his concern about an odor of skunk from the existing facility. Mr. Loveridge explained they hope to mitigate as much of the skunk smell as possible. Curaleaf will use eucalyptus spray for the plants. Mr. Knox was informed by Mr. Loveridge that he may still smell skunk, but they will be proactively spraying the eucalyptus in the air as needed.

-Ordinances and Agreements for Review

None.

-Director Hale gave his report to the Planning Commission.

Public service announcement. Please fill out and hand in your financial disclosure statements as quickly as possible for Clerk Kalman. Thanks.

9-4-24. Chairman Parker, City Manager Wieprecht, Director Hale, Principals from Evapco and DDC met to discuss redline changes for stormwater management at the site. We are awaiting review from CDM Smith on the revised stormwater management calculations.

9-11-24. Traffic Impact Study (TIS) on the Hoffman property project with SHA, Carroll County and City Staff.

9-12-24. City Staff met with the Developers of Mountain Brook Farm and Garnet Ridge. We did share with them the Planning Commissions thoughts on the road names in Mountain Brook Farm.

9-13-24. City Staff met with Carroll County building inspectors on the Taneytown Police Department storage shed.

9-17-24. Two Zoning Board of Appeals cases were heard. Both cases were unanimously granted variances.

9-18-24. Kennies have completed their required landscape corrections.

9-18-24. City Staff met with Carroll County Staff to discuss water recharge going forward.

9-19-24. ARRO and City Staff have been working together to identify the lead and copper water supply lines.

9-20-24. All Planning Commission Members who wanted to attend the Conference next month have been enrolled.

Update of Active Site Plans. None

-Legal report. City Attorney, Jay Gullo. None

-Carroll County Planning Liaison, Tiffany Fossett's update. None

Old Business.

-Taneytown Community Comprehensive Plan 2025 update discussion. Chairman Parker opened the discussion on the Harvest Festival display that Emily and Liam with ARRO staffed on Saturday, September 28th from 11:00 a.m. until 3:00 p.m. Despite the early rain the festival seemed well attended in the afternoon. The Planning Commission expressed that the Comprehensive Plan information is reaching the public for their input. As a City Councilman, Chris Tillman is being asked more and more about the update. It was discussed that Dan Dennis, the IT Director for Taneytown, has done a brilliant job of displaying the Community Survey and Comprehensive Plan support information on many platforms. Citizen input is crucial for the success of the Comprehensive Plan.

New Business.

-Discussion on Key Crossing Road. City Manager Wieprecht explained that there is an ongoing Traffic Impact Study (TIS) for the Hoffman Property and the effect of this development with respect to traffic impact. During a discussion with Carroll County and State Highway Administration on the Traffic Impact Study, Key Crossing Road was discussed, and it is shown on the 2014 Comprehensive Plan. The Planning Commission will await the results of the completed study for further discussion

-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 October 28, 2024, at 7:30 p.m.

With no further business, the meeting was adjourned at 8:55 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