

---

---

## MEETING MINUTES

---

---

**DATE:** 8/19/2025      **TIME:** 6:30 PM      **PROJECT NO.:** \_\_\_\_\_

**PROJECT:** Taneytown Comprehensive Plan Update

**SUBJECT:** Meeting Minutes

**ATTENDEES:** Daniel Dennis, Jim Parker, Dan Myers, Barry Garner, Bill Isenberg, Harry Meade, Ollie Glass,  
Jim Wieprecht, Craig Kologie – CVC/ARRO, Emily Yatron – CVC/ARRO

---

- **Municipal Growth Element**

- A draft of the County WRE was sent to Jim Wieprecht, which was forwarded to ARRO. It appears that the data used in this draft is the same data that was used in the 2023 Carroll County Water and Sewer Master Plan, which is already the basis of the comprehensive plan's WRE. Therefore, it is not anticipated that we will need to wait for the County WRE to be completed in order to complete the Taneytown WRE.
- It was discussed that the County's population data can only be used to determine future population predictions, but the 2020 Census number must be used for all of the remaining data in the plan.
- Several parcels on the future land use map and current land use map will be changed to reflect the discussion during the meeting. Land use will be altered to cover the entire parcel rather than partial parcels.
- The build out analysis will be updated to reflect the changes to the future land use map.
- Verbiage will be added to the plan that clarifies that the development numbers indicated in the plan (such as the 70/30% split on page 181) are general standards that are often used by planners to make predictions about how much land in a development might be taken up by infrastructure and how much will remain for homes/structures.
- The wording regarding multi-family and single-family will be clarified.
- The data on Fire/EMS response rate will be checked for accuracy. Growth implications for Fire/EMS will be updated.

- “Compact growth” on page 184 will be changed to “infill”.
- Also on page 184, in the section regarding service and infrastructure outside of the growth area, the final paragraph will be edited to end with, “Taneytown generally confines its utilities and facilities to areas within the City limits.”
- On page 186, the “amend zoning” text will be clarified to reflect previous discussions regarding providing provisions for “net outs”, wherein density is based on net acreage rather than gross.
- It will be clarified that in cases of development where required trees cannot be planted on site, the replacements will be off site but as local as possible and within City limits.
- Language regarding Taneytown ordinances that are adopted from the County will be changed to reflect this adoption (eg. “encourage strengthening the ordinance...” rather than “strengthen the ordinance” and/or “encourage improvements in those areas through site development and subdivision regulations)
- Information will be included in the plan about multimodal connectivity plans/intentions for connecting parks and other Taneytown sites.
- **Maps**
  - A natural features map will be completed.
  - A floodplain overlay will be added to the land use map.
  - A map will be created which will include the historic district, Main Street Area, the downtown area, and the zoning.
  - Historic structures that are still standing from the 1997/2010 maps will be added to the current map.
  - On the context map, Harrisburg, Frederick, and Gettysburg will be added.
  - An agricultural land use overlay will be added to the land use map.
  - The Antrim Blvd Extension map will be updated with the more recent alignment. Additionally, other planned road changes will be added to this map and the name of the map will be changed.
  - Regarding the road classifications in Taneytown, road counts and a definition of the way the County/State designate road classifications will be included in the plan.

- **Next Steps and Action Items**

- The next meeting will take place on September 23 at 6:30 PM.
- Taneytown will reach out to property owners in the growth area, both directly (when feasible) and through increased advertising to attend the next meeting, where landowners will be encouraged to attend to discuss the status of their property in the growth area.

MINUTES PREPARED BY: Emily Yatron, eyatron@casval.com

The minutes of the meeting have been prepared by CVC/ARRO. We feel they accurately reflect the discussions of the meeting. Any additions, deletions, or corrections to these minutes should be forwarded to CVC/ARRO, in writing within 10 days. If no comments are received, the minutes presented above shall be considered acceptable to all parties.

Distribution: The Taneytown Planning Commission, Jim Wieprecht, Craig Kologie  
File