

Taneytown Planning Commission Minutes from October 27, 2025

The Taneytown Planning Commission met on October 27, 2025, at 7:30 PM, in the City Council chambers. Present were Chairman Parker and Commission members Myers, Glass, Meade, Garner, and Isenberg. Planning Director Gray and City Manager Wieprecht were also in attendance. This meeting was open to the public, in person.

-Minutes from the September 29, 2025, meeting were approved unanimously following a motion by Commission member Myers which was seconded by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

The Chair requested the Commission reorder the agenda to move Evapco to be the first item. The Commission had no issues with this change.

-Planning Director Gray provided an overview of the staff report for the Evapco Parking Lot Expansion. Melanie Repp provided an overview of the accessible parking spaces and their connection to the Allendale Lane pedestrian crossing. The Commission inquired about sidewalk or an easement along MD 194. In response to the project designer, the Planning Commission Chair mentioned a possibility of combining Preliminary and Final Approval if all comments have been received. Commissioner Myers made a motion to approve the Evapco concept plan with a request for consideration of a sidewalk easement. Seconded by Commissioner Garner. The motion passed.

-Planning Director Gray provided an overview of the staff report for McDonalds – Taneytown Concept Site Plan. Adam Baker, Johnny Lisko, and Aliza Hertzmark discussed how employees were required to park on McDonalds property; 70% of customers use the drive-thru; how the McDelivery and Mobile Order signs were removed considering Planning Commission comments; and why the aesthetics and orientation of the building are proposed the way they are. Planning Commission discussed on-site parking and design/orientation of the building. Commissioner Garner made a motion to have the decision of the Board of Appeals be set aside because McDonalds did not tell the Board of Appeals how many employees they have and the Board did not know how many parking spots to allow. Without a second the motion failed. No motion was made by the Commission. The Commission directed staff to obtain a memo from the City's Special Counsel about the Board of Appeals decision and what that means to the Planning Commission.

-Planning Director Gray provided an overview of the staff report for Taco Bell – Taneytown Concept Site Plan. Lauren Smuz provided information on connectivity, building aesthetics, and signage. The Commission had questions about sidewalk along Wilson Avenue. Mr. Wieprecht gave an overview of the history of the existing sidewalk. Kevin Savage provided an overview and answers about the traffic impact study. The Commission had concerns about site access and possibly making the access to Amicus Street for emergency use or left turns only. Public comments included: traffic, site access, lighting, deliveries, adjacent property values in connection with lighting, operating hours, and closing access to Amicus Street. The Commission decided not to make a motion and have the applicant come back in a subsequent month taking into consideration all comments received during this meeting.

-Planning Director Gray provided an overview of the County staff report for the Fall 2025 Amendment to the 2023 Carroll County Water and Sewer Master Plan as it Pertains to Taneytown. He mentioned four properties are proposed to move from Long Range water and sewer service to No Planned water and sewer service and how there would be no changes to Tables 15 and 32 in the Water and Sewer Master Plan. The County Staff recommendation was for the City of Taneytown Planning and Zoning Commission to certify the request to amend the No Planned Water/Sewer Service Area on Maps 18 (Taneytown Water Service Area) and 27 (Taneytown Sewer Service Area) as described above is consistent with the 2010 Taneytown Community Comprehensive Plan. The amendment was approved unanimously following a motion by Commission member Isenberg which was seconded by Commission member Myers.

- Planning Director Gray provided the Planning and Zoning Report that included staff review of the concept site plan for McDonalds, Taco Bell, and Evapco. Staff is reviewing an amended landscape plan for the Taneytown Shopping Center to provide better screening for homes located off Grand Drive and a text amendment to add commercial uses that are only allowed on 25% of the total lot area in the Restricted Industrial District. Lastly, Staff is reviewing the draft comprehensive plan. The Commission Chair wanted consensus on the Taneytown Shopping Center landscape amendment. The Commission did not have any concerns. The Commission mentioned the Comprehensive Plan and how the plan should incorporate the 8 Planning Principals and remove the 12 Visions due to updated state legislation. Also, property owners in the Growth Area were provided notices about the Comprehensive Plan update.

Mr. Wieprecht provided an update on Garnet Ridge in relation to the sewer main.

There was no County Update

-The **next Planning Commission** meeting will be held on November 24, at 7:30 PM. With no further business, the meeting was adjourned at 9:55 PM following unanimous approval of a motion by Commission member Isenberg, seconded by Commission Member Myers.

Submitted by:
Andrew R. Gray, AICP
Director of Planning and Zoning