

Taneytown Planning Commission minutes from February 24, 2025

The Taneytown Planning Commission met on February 24, 2025, 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 was City Manager Wieprecht and Planning Director Hale. City Attorney Gullo attended the meeting remotely. This meeting was open to the public in person.

-Minutes from the January 27, 2024, meeting were approved unanimously following a motion by Commission member Myers which was seconded by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Kelly Hess. Future Board of Zoning Appeals Case 2025-230. Home occupation, daycare. Special exception. The Board of Zoning Appeals hearing has yet to be scheduled. Ms. Hess presented her application to the Planning Commission. After discussion Commission member Brown made a motion not to make a recommendation for or against the daycare but the Planning Commission's concerns would be shared with the Board of Zoning Appeals by Director Hale at the hearing. The Planning Commission's concerns are, is 544 square feet enough space for 8 children, would the people who live in the area and the property owners be notified about the daycare, what is the process when older children use the restroom on the second floor, food preparation area and the proposed area exceeds 25 percent of the floor area devoted for that use per code. (Home occupations. 205-78). The motion by Commission member Brown was seconded by Councilman Tillman and passed unanimously.

-Storage Today. Bill Brennan, B&R Design Group. Preliminary site plan presentation. This project is awaiting a few more comment letters from Carroll County Bureau of Development Review. They are anxious to get the preliminary site plan approved so they can reapply for the MDE permits needed. Chairman Parker asked for some elevation drawings with colors and information on the proposed sign for the site realizing that this is not needed until the final site plan. Chairman Parker also asked that the barbed wire at the top of the fence not be installed. Mr. Brennan said he would remove the wire from the fence.

-Ridge Road amended plat presentation for lots 203, 204, 205, and 206. Wilson Homes. Director Hale discussed with the Planning Commission the amended plat for lots 203, 204, 205, 206 on Ridge Avenue now being two buildable lots. No action required. The city is waiting for the mylars to be sent and returned signed to Carroll County for recordation.

Director Hale gave his report to the Planning Commission.

1-29-25. Director Vaccare and Director Hale met with the Renahan Family to discuss a stormwater drain easement over their property for the Memorial Park Expansion project. They have agreed to the easement at no cost.

1-30-25. DPW meeting with Carroll County Development and Review. City Staff, ARRO and David Becraft.

2-3-25. CLSI staff, City Manager Wieprecht, Director Hale to discuss 3300 Harney Road annexation.

2-4-25. Attorney Gullo, City Staff, CDM Smith and developer team to begin discussing the Mountain Brook DRRA.

2-6-25. City Manager Wieprecht, Director Hale and Mountain Brook team to discuss easement across Flowserve.

2-7-25. Director Hale, Carroll County Development of Review submittal meeting to discuss Evapco 2nd Parking Lot.

2-12-25. City Manager Wieprecht, Brian Lubenow (CDM Smith) and Director Hale monthly progress meeting.

2-13-25. Mountain Brook meeting TIS and bypass meeting. Ward, CDM Smith, Lenhart, City Manager Wieprecht, Director Hale and Ward team.

2-18-25. Chairman Parker, City Manager Wieprecht, Director Hale meeting with Carroll County Planning Commission to discuss the Carroll County Master Plan.

2-21-25. Deadline to register for the Carroll County Citizens Planning Academy Inaugural Class.

UPDATE ON ACTIVE SITE PLANS

Memorial Park Expansion. Presented final site plan on 2-26-2024. Awaiting SHA, landscaping, and forestation approvals.

Storage Today. Concept site plan (revised) was approved on 11-15-24. Preliminary site plan was delivered to Taneytown on 1-22-25. Distributed to PC on 1-24-25.

Taneytown Supply. Hardware Store/Lumber Yard. Concept site plan approved on 5-22-2023. Preliminary site plan was delivered to Taneytown on 2-16-2024 but not presented to the Planning Commission. Preliminary site plan, 2nd submission was delivered to Taneytown on 1-14-25 but not distributed.

UPDATE ON ACTIVE SUBDIVISIONS

-Mountain Brook. On 7-29-2024, the Concept site plan was extended for one year. Preliminary site plans distributed on 8-26-2024.

-Garnet Ridge. The subdivision concept site plan was approved on 11-27-2023 with conditions of a minimum 28' roadway throughout the development and a connecting path from Garnet Ridge to the commercial site at Route 140. Preliminary plans submitted on 3-3-2024.

-Maryland Compassionate Care and Wellness LLC, 3rd Amended. Concept site plan presentation on 9-30-24.

CONSTRUCTION PHASE PROJECTS

-Sheetz.

-Evapco.

-The Georges on York.

-Meades Crossing phases 1,1A,2A,2B.

-Taneytown Elementary School Pre K and Kindergarten addition. Final approval 11-25-2024.

-Evapco 3rd Amended site plan. The preliminary and final site plans approved on 2-26-2024. (Sidewalk easement needs to be shown on the mylar).

-Recovery 180. Final site plan approval 2-26-2024.

-Evapco Allendale Lane Parking Lot. Final site plan approved 8-26-2024.

-Legal report. City Attorney, Jay Gullo.

Attorney Gullo updated the Planning Commission on the progress with the Mountain Brook Farm, Developers Rights and Responsibilities Agreements (DRRA). Attorney Gullo, City Staff and CDM Smith met with the Mountain Brook developers and legal team to discuss the draft DRRA. The first item for discussion was the bypass road across the property. The developers are in favor of preserving the easement and building the road to Carroll County specifications and feel that any other standards should be paid for by others. They are also of the impression that the road to be built off-site across the Flowserve property and connected to Route 140 would be constructed and paid for by others. The Mountain Brook team offered to help coordinate the construction of the off-site road with the same road construction team that builds the road across their property. The developers understand that the access point on Route 194 into their development would be constructed to SHA specifications. Mountain Brook will be built in phases. Another important aspect of the DRRA would be to understand schedules of when major components and guarantees such as the water crossing are to be constructed.

City staff are working with the owners of Flowserve to secure a right away road across their property and to develop a timeline for the road to be built.

SHA has recently held discussions with City Manager Wieprecht on the idea of a bypass. More discussion is needed with SHA to understand long-term goals and procedures with respect to the bypass road and SHA future acceptance of the road as a State Highway.

The traffic impact study from this development still needs information. If the traffic study does not show a need to have an exit on each end of the development to mitigate the traffic impact that happens elsewhere in the city the developer may argue that they will not need two exits from the development. It will be crucial for the City Staff and the City Engineer to follow the traffic study to make sure it uses the correct parameters to find out and implement the best practices for the traffic impact in Taneytown.

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

Water & Sewer

Updated by Andrew Gray on 2/20

- Fall 2024 Amendment in process. BCC approved all amendments on February 13. Information will be sent to MDE for final review and approval.
- The Fall Amendment includes Hampstead, Manchester, and Freedom.

Housing Study

Updated by Tiffany Fossett on 2/20

- Mosaic presented the Housing Study to CC BCC on 12/19.
- Study, Executive Summary, and presentation are on the Housing Study and CC Master Plan websites.
- Comp. Planning staff will be working with a workgroup for the Master Plan to review the study and discuss feasible ways to implement the recommended strategies.
- Please contact Tiffany Fossett at tfossett@carrollcountymd.gov for more information.

Text Amendments

Updated by Mary Lane on 2/20/25

- There are currently no text amendments being processed by the Bureau of Comprehensive Planning

Master Plan update

Updated by Mary Lane on 2/20/25

- 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.
- Open Houses have been held in three of the five Commissioner Districts, and the remaining two are scheduled through March 6.
- Municipal planning staffs and commission members are scheduled to meet with the County Planning Commission over the next several months.

General

- All annexation related questions and information should be forwarded to Javier Toro in the Bureau of Comp Planning, jtoro@carrollcountymd.gov

Annual Report

Updated by Tiffany Fossett on 2/20

- Comp. Planning staff is working with municipalities on compiling information for the 2024 Annual Report, due to the Maryland Department of Planning (MDP) by July 1st.
- Comp. Planning staff is requesting Planning Commission approved worksheets and supporting data with certification letters are submitted to us by March 14.
- MDP requests each municipality provide an Annual Report. Providing data for the countywide submittal will cover the state requirement.

End of Tiffany Fossett's report.

Old Business.

-Discussion on the Taneytown Community Comprehensive Plan 2025 update. The Planning Commission seems happy with the Comp Plan progress. Director Hale thanked the Planning Commission for helping ARRO stay with the schedule as outlined on the agenda. More discussion later.

New Business.

-Councilman Tillman asked if some training could be provided to the Planning Commission on Community Village and mixed-use zoning. City Manager Wieprecht discussed form based zoning and Euclidian zoning. Director Hale will look for some future training for the Commission.

-The next Taneytown Community Comprehensive Plan workshop with the Planning Commission and ARRO Consulting will be held March 25, 2025, at 6:30 p.m.

-The next Planning Commission meeting will be held on March 31, 2025, at 7:30 p.m.

With no further business, the meeting was adjourned at 8:48 PM following unanimous approval of a motion by Councilman Tillman and seconded by Commission member Isenberg.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning