

Taneytown Planning Commission
DRAFT minutes from March 31, 2025

The Taneytown Planning Commission met on March 31, 2025, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, City Councilman Tillman, Commission members Myers, Brown, and Garner. Also present was City Manager Wieprecht. This meeting was open to the public in person.

-Minutes from the February 24, 2024, meeting were approved unanimously following a motion by Commission member Brown which was seconded by Commission member Garner.

DELEGATION AND ACTION ITEMS

-City Manager Wieprecht reviewed redline changes for the **3rd Amended Site Plan for Evapco** pertaining to the monument sign near the intersection of MD140 and Allendale Lane. Evapco has modified this corner of the property to include a 'feature wall' that will incorporate a retaining wall, monument sign, and a water feature plus revised landscaping around the feature. As the changes were approved as relines, no action of the Commission was required.

-City Manager Wieprecht reviewed the annexation plat for **3300 Harney Road**. The required packet of information for annexations has been submitted to Carroll County and the Maryland Department of Planning. A Hearing will be scheduled no sooner than 60 days after that submittal, though the date has not yet been finalized.

-Application by **The Hitch Man Inc.** for installation of an electronic message display board as part of a proposed sign replacement on York Street was reviewed. Owner of the business, Adam Peno, shared details of the proposed sign, which was unanimously approved following a motion by Commission Member Tillman, seconded by Commission Member Garner.

-Application by **The Taneytown Volunteer Fire Company (TVFC)** for installation of a replacement electronic message display board sign was reviewed. The sign was unanimously approved following a motion by Commission Member Myers seconded by Commission Member Tillman

-**Storage Today** requested preliminary site plan approval. Commission members noted items on the plans provided that did not address comments from review agencies. Among the concerns were sections of struck through text that commission members wished to see deleted. City manager is to review and ensure necessary revisions to the plan set are completed.

The Commission reviewed Director Hale's written report, including items listed below.

Darryl's report to the Planning Commission.

1-29-25. Director Vaccare and Director Hale met with the Renehan 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.

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

-**Recovery 180.** Grading. Granted final site plan approval on 2-26-2024.

-**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 and will be presented at a later date.**

-**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.

-**Evapco Allendale Lane Parking Lot.** Final site plan was approved August 26, 2024.

-Taneytown Elementary School Pre K and Kindergarten Addition. Concept site plan was approved on 5-20-2024. Preliminary site plans were received on July 26, 2024. Final site plan was approved on 11-25-2024. Moved to Construction Phase.

UPDATE ON ACTIVE SUBDIVISIONS

-Mountain Brook. On 7-29-2024, the Concept site plan was extended for one year. Preliminary site plans distributed on August 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. (*Garnet Ridge Preliminary site plans were submitted to the City on April 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.

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

Carroll County March updates - Taneytown PC

3/31/2025

Water & Sewer

Updated by Andrew Gray on 3/26

· BCC approved all Fall Amendments on February 13. Information has been sent to MDE for final review and approval.

· Spring 2025 Amendment includes Hampstead, Taneytown, Union Bridge, and New Windsor.

Housing Study

Updated by Tiffany Fossett on 3/31

· Comp. Planning staff is currently working with the CC PC on forming a workgroup for the Master Plan to review the study and discuss feasible ways to implement the recommended strategies.

· Municipalities interested in participating on the workgroup should contact Tiffany Fossett at tfossett@carrollcountymd.gov as soon as possible.

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 3/31/25

· 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 the five Commissioner Districts.

· Municipal planning staffs and commission members have been meeting with the County Planning Commission over the past several months.

· Work Groups are being established and will begin meeting soon for Housing, the Economy and Agriculture to review reports and make recommendations to the Planning Commission.

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 3/31

· Comp. Planning staff is compiling information for the 2024 Annual Report, due to the Maryland Department of Planning (MDP) by July 1st.

· Thank you for submitting certified municipal 2024 development information to be included in the report.

· Staff will forward a draft of the report for review before 5/1.

End of Tiffany Fossett's report.

Old Business.

-Discussion on the Taneytown Community Comprehensive Plan 2025 update. The Planning Commission wished to see progress on key person interviews the consultant is tasked with. More discussion later.

New Business.

-The next Taneytown Community Comprehensive Plan workshop with the Planning Commission and ARRO Consulting will be held April 22, 2025, at 6:30 p.m.

-The next Planning Commission meeting will be held on April 28, 2025, at 7:30 p.m.

With no further business, the meeting was adjourned at 8:28 PM following unanimous approval of a motion by Councilman Tillman and seconded by Commission member Brown.

Submitted by:
Jim Wieprecht
City Manager