

Taneytown Planning Commission Minutes from November 24, 2025

The Taneytown Planning Commission met on November 24, 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.

-The Chair asked the Commission if there were any issues with amending the agenda. There were no issues. The agenda was amended to add "*Discussion on Outdoor Sales and Parking Requirements*" for Other Business.

- Director Gray mentioned that if anyone was here to discuss the letter that was mailed out to residents in the City Growth Area to please come to the Planning Commission's Comprehensive Plan meeting. The next meeting is on December 16, at 6:30 PM.

-Minutes from the October 27, 2025, meeting were approved unanimously following a motion by Commission member Isenberg which was seconded by Commission member Myers.

DELEGATION AND ACTION ITEMS

-City Manager Wieprecht provided an overview of the current review status of Garnett Ridge with a request for Preliminary Approval with the condition of the pumping station comments being satisfied. Aaron Valentine was present to answer questions. The Planning Commission asked for 28 feet of roadway blacktop width that does not include the curb and ensuring space so parked cars are not protruding over the sidewalk. The designer will come back before the Planning Commission to address these comments.

-Planning Director Gray provided an overview of the staff site plan update for McDonalds – Taneytown Concept Site Plan with a recommendation of the Planning Commission take into consideration the October 23, 2025, City Site Plan Report, all public comment, and consider Concept Site Plan approval. Johnny Lisko and Aliza Hertzmark provided an overview of the history of the project and requested concept site plan approval. The Commission inquired about number of employees. Commissioner Meade made a motion to approve the McDonalds concept plan mentioning that he did not like how the process has gone so far with parking. Seconded by Chair Parker. The motion passed 4-1.

-Planning Director Gray provided an overview of the staff site plan update for Taco Bell – Taneytown Concept Site Plan with a recommendation of the Planning Commission take into consideration the October 23, 2025, City Site Plan Report, all public comment, and consider Concept Site Plan approval. Lauren Smuz provided information on the proposed new rear right in/left in and left out only access with Amicus Street. The Commission discussed a larger radius turn. Public comments included: speed bumps not effective, appreciated the prompt response from the City, concern about quality of life, concern about right out turn movements, sidewalk infrastructure, potential noise generation, lighting effects on adjacent homes, to only provide access from East Baltimore Street, installing speed cameras on Amicus Street, and cut through traffic going to East Baltimore Street from Amicus Street. Commissioner Meade made a motion to approve the Taco Bell concept site plan, seconded by Commissioner Isenberg. The motion passed unanimously.

Ordinances and Agreements for Review

-Planning Director Gray provided an overview of Ordinance 21-2025 – Amendment to Restricted Industrial. The Planning Commission recommended adding "*and other similar businesses*" at the end of the proposed new Permitted Uses contained in Section 205-22 B.(14). Public comment included looking into the setbacks for Airbnb's.

-Planning Director Gray provided an overview of Ordinance 22-2025 – Fences and Walls. Public comment included if people did not read the code, they would not know to get a permit. The Planning Commission had no recommendations for the Council.

Planning and Zoning Report

- Planning Director Gray provided the Planning and Zoning Report that included: reviewing site plans for a new business; Taneytown Shopping Center's Amended Landscape Plan; working to revise the requirements for fencing; reviewing the draft comprehensive plan that was sent to the Commission Thursday; sending out code enforcement letters and inspecting to see if compliance has been obtained, the Maryland Department of the Environment approval of the Spring 2025 Water and Sewer Amendment; and provided the Planning Commission information on the Draft Water Resources Element.

Discussion of Active Projects

- Planning Director Gray mentioned staff has provided information for the EVAPCO Parking lot team related to the Preliminary Site Plan submission.

County Update

Ms. Tiffany Fossett, County Planning Liaison, mentioned deferrals related to the Freedom area including, retirement villages and retirement homes, cluster subdivisions, planned commercial centers, and self-storage facilities. Updates to the Purple and Black Trailblazer routes were mentioned; planning updates can be obtained at Carroll Connect; text amendments including solar and off-premises signs have been discussed. Master Plan workgroup findings were provided to the Planning and Zoning Commission and there were several Board of County Commissioner Work Sessions in the past several months, all of which are online for public viewing. The Department of Planning and Land Management is accepting public comments on the Water Resources Element.

Old Business

The Planning Commission Chair mentioned last week's meeting went well. The Final Taneytown Comprehensive Plan draft will be forthcoming.

Other Business

Staff inquired about Planning Commission thoughts on using substantial parking area for retail space and what parking requirements should be used, or not, for this new outdoor area. The Planning Commission directed Planning Staff to reach out to the other municipalities in Carroll County to see what they would do in this situation, including areas used for temporary sales.

-The **next Planning Commission** meeting will be held on January 5, if needed, at 7:30 PM. With no further business, the meeting was adjourned at 9:15 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