



Taneytown Planning Commission January 5, 2026, at 7:30 PM Meeting Minutes

The Taneytown Planning Commission met on January 5, 2026, at 7:30 PM, in the City Council chambers. Present were Chairman Parker and Commission members Myers, Meade, Garner, and Isenberg. Planning Director Gray and City Manager Wieprecht were also in attendance. This meeting was open to the public and in person.

Review and Approval of Minutes:

Minutes from the November 24, 2025, meeting were approved unanimously following a motion by Commission member Myers which was seconded by Commission member Isenberg.

Delegations and Action Items:

Request to Waive the Requirement for Site Plan Approval for a 392 Square Foot Garden Shed at Property with Tax Account Identifier 0701-040774, along Francis Scott Key Highway. Planning Director Gray provided an overview of the Staff Report dated January 5, 2026, with a recommendation for the Planning Commission to determine if they concur or disagree with the Zoning Administrator's determination to waive site plan approval for the Garden Shed as discussed. Mr. Chavis mentioned the shed would be a couple of hundred feet from the property line. Commissioner Meade made a motion to accept the waiver determination. Seconded by Commissioner Myers. The motion passed 5-0.

Request for Preliminary Site Plan Approval for Garnett Ridge and Clarification of Roadway Width. Planning Director Gray provided an overview of the Staff Report dated January 5, 2026, with a recommendation for the Commission and the Applicants Representative to discuss the roadway widths and parking spaces at each home and consider approval of the Preliminary Site Plan contingent on the pumping station comments being satisfied which would happen before final plan approval. Mr. Marty Hackett provided information on roadway widths being 30 feet and fire apparatus movement, and asked for acceptance of the 30-foot roadway since it works as is. Commission members were concerned about the roadway width taking into consideration parked cars and the NFPA standard of 20 feet. There was also discussion on ADA compliant private walkways, garage parking, length of individual driveways for parking, proposed fire hydrants, and the location of the sewer pumping station. Commission Chair Parker made a motion for clarification of the motions in the past meetings that the drivable space be 28 feet 8 inches. Seconded by Commissioner Isenberg. The motion passed 3-2. After discussion on Preliminary site plan approval, Commission Chair Parker made a motion for preliminary site plan approval for Garnett Ridge and clarifications as stated as all comments for the sewer pump station to be satisfactorily approved by CDM Smith, the driveway lengths be 20 foot or at a minimum 19 foot 0 inches. Seconded by Commissioner Isenberg. The motion passed 3-2.

Review of Mountain Brook Phase 1 (Revised). Planning Director Gray provided an overview of the Staff Report dated January 5, 2026, with noting due to unforeseen changes with access to Taneytown Pike (MD 140) Mountain Brook Phase 2 is no longer feasible, at this time. Staff and the Developer would like to discuss the updated drawings for Mountain Brook Phase 1 to get Planning Commission feedback as it relates to: Access for Phase 1 from Francis Scott Key Highway (MD 194); the current elimination of Phase 2; and keeping the alignment of the Taneytown Bypass intact as part of the proposed Phase 1 development. Ms. Shaffer Miller provided information on where the project currently stands based on Flowserve not allowing access to MD 140 at this time, thus not allowing the required right-of-way for the planned Taneytown Bypass. Ms. Miller wanted to get the Commissions thoughts and their main goal for the Mountain Brook project moving forward so the developer can plan accordingly. The Commission mentioned issues such as access, traffic at the square (MD 140 and 194); front loaded homes; proposed Denali Boulevard access and width; water capacity; how the City wants the construction of the by-pass; the 12-year project build out timeframe; how completing Phase 1 alone will not help the City; restriping the roadway in the square to help traffic; and confirmation the bypass right of way will be to state standards. The city will get back to the Applicant and their representative after City Council discussion.

Ordinances and Agreements for Review: None for review

Planning and Zoning Report - Planning Director Gray provided the Planning and Zoning Report that included: the Department reviewed the Preliminary Site Plan for EVAPCO Parking Lot Expansion since this project was designated a Priority Project for the County's review; reviewing the site plan for Taneytown Supply that may be coming before you in the next couple months; the Taneytown Shopping Center Amended Landscape Plan that was mentioned to the Commission on October 27, 2025 was approved by himself and the Commission Chair pursuant to § 181-16 of the City Code; how the City is moving along with the Comprehensive Plan; three zoning certificates were issued; and code enforcement statistics for December 2025.

Discussion of Active Projects - None

County Update - Ms. Tiffany Fossett, County Planning Liaison, mentioned: county deferrals and their timing and why they are needed; text amendments for the consolidation of billboards; the *Water Resources Element* public meeting is on January 14, from 5 to 6:30 PM, in Room 003, of the County Office Building; the Water and Sewer Fall 2025 Amendment is in the process of being scheduled; the annual report will be due to the County on March 13; the RFP is out for the county zoning code review and revision; and how the County used the Town Mall as an example for youth outreach for land reconstruction. Also, Planning Director Gray will reach out to the County about ADA reviews.

Old Business

Discussion on the Taneytown Community Comprehensive Plan 2025 update – Planning Director Gray mentioned the *Future Land Use Maps* have been reviewed by City Staff and the Consultant has made corrections. City Staff has comments that will be discussed during the next Comprehensive Plan workshop.

Other Business

Discussion on Outdoor Sales and Parking Requirements – As a follow-up to last meeting, City Staff discussed with the County, and several Towns how they would handle parking requirements for new retail uses in parking lots. They had the same general approach as City Staff. The area that would have trailers would not require added parking spaces however parking spaces would be eliminated from the provided parking counts. Parking areas used for outside retail would be counted as retail space and require not only the spaces being eliminated from the parking spaces provided but also require parking spaces for the added retail area. Temporary sales would not require added retail parking spaces. Mr. Gray also mentioned how the City of Westminster handles sheds for retail display on parking lots. A Representative of Tractor Supply Company provided the Commission a proposed site plan of their proposed fenced-in retail sales area. No application has been submitted for Tractor Supply Company.

Discussion on Electric Vehicle Charging Stations and Site Plan Requirements – Planning Director Gray provided a brief introduction, and the Commission mentioned electric vehicle parking spaces could be part of the existing parking space requirements.

Discussion on Data Centers – The City wanted to be proactive in any review of any data center that may be proposed in the future. The Commission inquired to receive more information on Data Centers for review. The Commission was concerned about energy and water usage.

Water Resources Element Public Hearing – The Commission was amenable to being part of the County's joint public hearing on February 4, 2026, at 6 PM, in the Reagan Room (Room 003) at the Carroll County Office Building, 225 North Center Street.

Adjournment

The next Planning Commission meeting will be held on January 26, at 7:30 PM. With no further business, the meeting was adjourned at 10:00 PM following unanimous approval of a motion by Commission member Isenberg, seconded by Commission Member Meade.

Submitted by:

Andrew R. Gray, AICP

Director of Planning and Zoning