



Taneytown Planning Commission February 23, 2026, at 7:30 PM Meeting Minutes

The Taneytown Planning Commission met on February 23, 2026, at 7:30 PM, in the City Council chambers. Present were Chairman Parker and Commission members Myers, Meade, Garner, Glass, 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 February 3, 2026, meeting were approved unanimously following a motion by Commission member Garner, which was seconded by Commission member Isenberg.

Delegations and Action Items:

Water Resources Element - Public Hearing. Planning Director Gray provided an overview of the Staff Report dated February 23, 2026, mentioning in closing, the County is asking the city to please provide any written comments as quickly as possible after this public hearing. The County will compile all comments so they can prepare staff recommendations for any revisions they think may be appropriate based on the comments. The Commission opened public comments. The Commission kept the public hearing open until 8:17 PM and no public comments were received. The Planning Commission added one internal comment for the Comprehensive Plan to include the average gallons required mentioned in the Water Resources Element in the City Comprehensive Plan update.

Request for Preliminary Site Plan Acceptance for McDonalds Taneytown. Planning Director Gray provided an overview of the Staff Report dated February 23, 2026, with a staff recommendation for the Planning Commission to review the Preliminary Site Plan and vote to: 1. Accept the Preliminary Site Plan; 2. Specify a date to consider approval of the Preliminary Site Plan will be following the date when all review agencies have provided final Preliminary Site Plan review and approval; and 3. The Commission will allow the Preliminary Site Plan Study to be submitted for review as part of the meeting for Preliminary Site Plan consideration and possible approval. Commissioner Meade made a motion to accept the preliminary site plan for review with all the stipulations listed in parts two and three of the staff recommendation. Seconded by Commissioner Myers. The motion passed 5-0.

Tractor Supply Company – Review of Pending BA Case 2026 – 235 (Update). Planning Director Gray provided an overview of the Staff Report dated February 23, 2026, with a staff recommendation to please provide any other advisory comments and recommendations for the Board of Appeals to consider during the review of the updated application. The Commission inquired about location of screening. Commissioner Myers made a recommendation to follow-through with the Application. Seconded by Commissioner Isenberg. The motion passed 5-0.

McDonalds Taneytown – Review of Pending BA Case 2026 – 237. Planning Director Gray provided an overview of the Staff Report dated February 23, 2026, with a staff recommendation to please provide advisory comments and recommendations for the Board of Appeals to consider during the review of the attached application. There was questions about hearing from the City Special Council; if the existing freestanding sign is in the SHA easement; if the sign predated the sign code; and the amount of square footage requested. City staff and the applicant tried to clarify the Commissions questions. There were questions about sign size and what signs to count. Commissioner Meade made a favorable recommendation for this Board of Appeals case pending the new and corrected square footage of signage. Seconded by Commissioner Myers. The motion passed 4-1.

109 Sherman Way Deck – Review of Pending BA Case 2026 – 238. Planning Director Gray provided an overview of the Staff Report dated February 23, 2026, with a staff recommendation to please provide advisory comments and recommendations for the Board of Appeals to consider during the review of the attached application. The Commission had questions about the rear yard minimum that staff provided clarification on. Commissioner Myers made a recommendation that the Commission provides favorable guidance to the Board of Appeals. Seconded by Commissioner Isenberg. The motion passed 5-0.

Ordinances and Agreements for Review:

Ordinance 22 – 2025 – Fences and Walls (Update). City Manager Wieprecht mentioned nothing has changed since the Commission discussed this last, the Council did not meet and thus was not passed and needs to be reintroduced. The Commission provided no comments.

Planning and Zoning Report - Planning Director Gray provided the Planning and Zoning Report that included: The Department continues to review the Preliminary Site Plan submissions for the EVAPCO Parking Lot Expansion since this was designated a Priority Project by the Board of County Commissioners; reviewing the final site plan for Taneytown Supply and answering questions; five trees are being slightly moved on EVAPCO's approved site plan stemming from the proposed sidewalk connection for the site plan currently in the Preliminary Plan review process (the Chair and I are in agreeance this would be a minor red line revision and can be approved administratively via § 181-16 of the City Code); Planning Commission is reviewing the first 100 pages of the updated plan for their next workshop; in February, we were busy issuing sidewalk clearing reminders, approximately 60 were issued; met with County ADA and they mentioned they do not need to review private single-family homes for ADA compliance. They only need to review ADA compliance for residential buildings that are over three dwelling units. Sidewalks need to be five feet in width when adjacent to a parking area, or if they have wheel stops, they can be three feet. They use the 2010 Manual. County ADA Staff are the ADA Professionals and City Staff will defer to them for their expertise they apply throughout Carroll County.

Discussion of Active Projects – McDonalds is in the Preliminary Site Plan process and going to Board of Appeals; Taco Bell has not submitted their Preliminary Site Plan yet; EVAPCO is in the Preliminary Site Plan process; Staff has not heard anything from Storage Today; waiting to receive Taneytown Supply's updated Final Site Plan resubmission; the Memorial Park project is in process. The Chair asked for some of the construction phase projects to be removed, if warranted.

County Update – The update included: going over the county comprehensive plan; the County Planning and Zoning Commission is reviewing workgroup recommendations; text amendments include billboards and removal of second story commercial in planned commercial centers; fall water and sewer amendments were adopted and were sent to Maryland Department of Environment for review and approval; County received an extension for the Triennial Update; Annual Planning Report draft hopefully before the Commission in May; Consultant is reviewing the adopted master plan and the current zoning and site regulations; and a deferral was added for data processing centers for 12 months. The Commission inquired about the solar project near the west side of the City and if data center deferral affects the city.

Old Business

Discussion on the Taneytown Community Comprehensive Plan 2025 update. Minor comments about formatting was mentioned.

Other Business

Evapco Parking Lot (Revised Landscaping Plan). This was covered in the Planning and Zoning Report.

Other:

A brief discussion of the standard city roadway specs was mentioned.

A change to the September 29, 2025, minutes was also mentioned. The motion as written of *“Commissioner Meade made a motion to approve the preliminary site plan for Taneytown Supply. Seconded by Commissioner Isenberg. The motion passed 5-0.”* was not present in the minutes. Approval of the amended minutes will be added to the agenda for next month.

Adjournment

The next Planning Commission meeting will be held on March 30, at 7:30 PM. With no further business, the meeting was adjourned at 8:43 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