

**Taneytown Planning Commission
Minutes
Joint meeting with the Taneytown Design Review Board
September 30, 2019**

The Taneytown Planning Commission and the Taneytown Design Review Board met on September 30, 2019 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, Fuller, and Guckes were present. Sitting for the Design Review Board were Board members Wantz and Wilson. County planning liaison Spaid, and planning director Wieprecht were also in attendance.

Minutes from the August 26, 2019 meeting were approved unanimously following motion by Commission member LeFaivre.

Planning Director Wieprecht summarized an amended plat for Meadowbrook section five, explaining that a walkway and related easement was being shifted to better align with the walking trails proposed in the adjacent Meade's Crossing subdivision. The amended plat also features an extended drainage and utility easement resulting from the proposed addition of a yard inlet on one lot to improve the stormwater management system. The Meadowbrook section five amended plat was approved unanimously following motion by Commission member Glass.

Planning Director Wieprecht reviewed aspects of the Taneytown Crossing site development plan with emphasis on the overlap of some review functions of the Design Review Board and the Planning Commission. Clark Shaffer, attorney for the developer, provided an overview of the project and introduced Michael Blake; architect for the project. Mr. Blake reviewed design elements for the project and buildings proposed and cited examples of existing buildings in the vicinity that were used to establish the design language for the proposed buildings. Director Wieprecht, Commission, and Board members offered comments and suggestions on design features with the overall theme being that of having more variety of details among the proposed units. While the Board of Appeals did grant a special exception to reduce the required number of parking spaces, Commission members expressed concerns about the adequacy of onsite parking spaces. Comments on location of dumpsters was also questioned. Mr. Shaffer advised that the developer would take the evening's comments and suggestions under advisement, along with those received from reviewing agencies; and work to address comments prior to submitting a revised plan.

Planning director Wieprecht reviewed his monthly report and updated the Commission on current development projects.

County Planning liaison Spaid updated the Commission on the County's efforts on zoning updates describing how most of the updates will not create substantial changes in the vicinity of Taneytown. The Board of County Commissioners will hold two public meetings on October 3rd to review the zoning updates. Liaison Spaid also advised that the fall update cycle for the Water and Sewer Master Plan is beginning, and the accepted Bicycle and Pedestrian Master Plan will again be before the County Planning Commission later in October.

The next Commission meeting will be held on October 28, 2019. With no further business, the meeting was adjourned at 8:38 following unanimous approval of a motion by Commission member Guckes.

Submitted by:
Jim Wieprecht, Director of Planning and Zoning