

**Taneytown Planning Commission and Design Review Board  
Minutes  
November 25, 2019**

The Taneytown Planning Commission and Design Review Board met on November 25, 2019 at 7:30 PM in the City Council Chambers. Planning Commission Chairman Parker and commission members, Glass, Fuller, Guckes, and Naylor were present. Sitting for the Design Review Board, in addition to Chairman Parker and Commission member Fuller were Harmony Autry and Bradley Wantz. County planning liaison Spaid, City attorney Gullo, and planning director Wieprecht were also in attendance.

Minutes from the October 28, 2019 meeting were approved unanimously following motion by Commission member Naylor.

Planning Director Wieprecht summarized recent efforts on Taneytown Crossing's building elevations and streetscape views for the commission. Mayor Wantz provided further comment regarding the developer's efforts to satisfy the City's Old Town Design Standards. Michael Blake, architect for the project reviewed exterior elements of the design for Commission and board members. Design Review Board member Wantz moved to approve the architectural pattern book for Taneytown Crossing, and the Board passed the motion unanimously. Planning Commission member Guckes moved to approve the architectural pattern book for Taneytown Crossing and the Commission passes the motion unanimously.

City Attorney reviewed the pending amendment to the Meade's Crossing Development Rights and Responsibilities Agreement (DRRA) that will be the subject of a public hearing at the December 4, 2019 Mayor and Council workshop. The amendment will clarify that provision of water recharge acreage will not be required of the developer. The Commission's role regarding any DRRA amendment is to ensure that it is not in conflict with the City's Comprehensive Plan. Commission member Fuller moved to certify that the Meade's Crossing DRRA amendment was consistent with the City's comprehensive plan, and the motion passed unanimously.

Planning Director Wieprecht reviewed his monthly report, updating the Commission on ongoing projects including Taneytown Crossing, the Tannery Barn, and two City / County storm water management retrofit projects, one of which will include construction of a bridge to eliminate the existing dead-end condition of segments of Obrien Avenue. Planning Director Wieprecht also responded to Commission members' questions on current projects.

County Planning liaison Spaid updated the Commission on the County's recent approval of the County's Commercial and Industrial and employment campus zoning regulations. Liaison Spaid also advised the Commission that the County will be embarking on a County-wide transportation plan in 2020.

The next Commission meeting, should any action items develop prior to December 23, 2019, will be held on January 6, 2020. Should no action items be ready for that meeting, the commission will not meet until January 27, 2020. With no further business, the meeting was adjourned at 8:00 following unanimous approval of a motion by Commission member Guckes.

Commission member Glass expressed concerns regarding traffic and suggested the City focus on planning for transportation needs before extensive development occurs.

With no further business, the meeting was adjourned at 8:12 following unanimous approval of a motion by Commission member Glass.

Submitted by:  
Jim Wieprecht, Director of Planning and Zoning