

**Taneytown Planning Commission**  
***Draft Minutes***  
**February 24, 2020**

The Taneytown Planning Commission and Design Review Board met on February 24, 2020 at 7:30 PM in the City Council Chambers. Planning Commission Chairman Parker and commission members Glass, Fuller, Guckes, LeFavre and Naylor were present. County planning liaison Spaid, City attorney Gullo, and planning director Wieprecht were also in attendance.

Minutes from the November 25, 2019 meeting were approved unanimously following motion by Commission member Naylor.

Planning Director Wieprecht reviewed proposed site improvements for T Bone and Earl's Cycle at 2930 FSK Highway and the request for waiver of the site plan approval process. Earl Luhn, owner of the property and business further explained the project. Following discussion on aspects of the site plan process as related to the proposed improvements, Commission member Guckes moved for grant a waiver of the site plan approval process, and the motion passed unanimously.

Taneytown Crossing, a residential site development plan for the area proximate to Harney Road and Westview Drive was summarized by planning director Wieprecht. Planning director Wieprecht explained the purpose of the related consolidation plat, noting that it will also correct an error regarding the existing location of Westview Drive and a portion of the Taneytown Crossing site that is currently deeded to the City. Land underlying the existing Westview Drive, but not owned by the City will be deeded to the City, while the land owned by the City, originally intended for the road but not used will be deeded to the developer. The plat and final site development plan are intended to be approved and recorded simultaneously. The Taneytown Crossing preliminary plan was unanimously approved on motion by Commission Member Fuller.

Planning director Wieprecht reviewed a request for a board of Appeals hearing for a shift from one non-conforming use to another at 417 East Baltimore Street. The subject suite of the building at the site had been in use as a pharmacy, with retail businesses not being a permitted use in the R-7,500 district, and with the pharmacy lease recently ending; a karate school, another non-conforming use has been proposed for the suite. Such a switch requires Board of Appeals approval. Commission member Guckes moved to provide a favorable recommendation to the Board of Appeals for the karate school, and the motion passed unanimously.

Planning Director Wieprecht reviewed his monthly report and updated the Commission on ongoing development projects.

City Attorney advised the Commission that close out work for the Creekside subdivision was ongoing, and the required period for the project's maintenance bond has passed, so a small number of easement related items may be addressed to bring the project to completion on the administrative end. Attorney Gullo also advised that the Mayor and Council will be holding a closed session to review compliance with MDE regulations and related details of water and sewer capacity as they pertain to MDE regulation, and that a briefing on the City's water and sewer capacity will be scheduled for the Commission in the coming months.

County Planning liaison Spaid informed the Commission that the County had completed the comprehensive rezoning for commercial, industrial and employment campus districts, and was embarking on the spring amendment cycle to the Water and Sewer Master Plan.

Commission member Naylor expressed concerns regarding traffic and recommended that the City establish a committee to study development of a 'beltway' around the City, and that this effort begin now, during Governor Hogan's term. Consensus of the commission was to draft a memorandum to the Mayor and Council making the recommendation.

The next Commission meeting will be held on March 30, 2020. With no further business, the meeting was adjourned at 8:00 following unanimous approval of a motion by Commission member Glass.

Submitted by:  
Jim Wieprecht, Director of Planning and Zoning