

**Taneytown Planning Commission
Minutes
September 28, 2020**

The Taneytown Planning Commission met on September 28, 2020 at 7:30 PM in a virtual format. Present by videoconferencing were Planning Commission Chairman Parker and Commission members Glass, Fuller, Guckes, LeFavre and Naylor. Also present by videoconference were, City attorney Gullo, Carroll County Planning Liaison Spaid, and City manager Wieprecht.

Minutes from the August 31, 2020 meeting were approved unanimously following motion by Commission member Naylor.

City manager Director Wieprecht introduced section 6 plats for the Meadowbrook subdivision. City manager Wieprecht advised that construction drawings for this section of the subdivision were previously approved, but that minor red-line changes to adjust grading and better balance the site had been reviewed and approved. Dick Hull, the developer of summarized efforts to continue the momentum of construction and offered to address questions the Commission may have. Commission member Guckes moved to grant final approval for the Meadowbrook section 6 plats. The motion passed unanimously.

City manager Wieprecht reviewed a plan for Taneytown Collision to add a fenced storage yard on the side of their existing building and install a shed on an existing concrete slab to replace a lea-to shed. The improvements proposed fall below thresholds for requirements of erosion and sediment control, grading or storm water management plans. Discussion was held on the site's operation and comments were heard from a caller expressing concerns regarding fluid leaks from damaged vehicles and potential traffic impacts of the towing operation related to the storage yard. Brief discussion regarding the collision center's former location and operations in general followed. Business owner John MacDowell responded to the concerns expressed and answered questions regarding the site and operation of the business. Attorney Gullo was consulted to ensure that the Commission was considering appropriate factors and focusing on the matter at hand. Attorney Gullo clarified the decision before the Commission as being limited to the question and merits of requiring a site development plan or not. Commission member Fuller moved to waive site plan approval requirements for Taneytown Collision Center to add the proposed shed and storage yard. The motion passed unanimously.

City manager Wieprecht updated the Commission on discussions related to annexation and development of the Sewell property on Harney Road. and provided updates on current development projects.

City Attorney Gullo advised the Commission that discussions with developers regarding a park impact fee are needed as the City considers adoption of an ordinance creating such a fee.

Carroll County Planning liaison Cody Spaid updated the Commission on the County's comprehensive rezoning process and reminded the Commission that the fall amendment cycle for the Carroll County Water and Sewer Master Plan was open.

The next Commission meeting will be held on October 26, 2020. With no further business, the meeting was adjourned at 8:41 PM following unanimous approval of a motion by Commission member Fuller.

Submitted by:
Jim Wieprecht, City Manager