

**Taneytown Planning Commission
DRAFT Minutes
October 26, 2020**

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

Minutes from the September 28, 2020 meeting were approved unanimously following motion by Commission member Naylor.

After a short delay to enable audio conferencing, City manager Wieprecht introduced the Ryan Homes architectural pattern book for the premium lots in phase 2 of the Village at Meade's Crossing. While a Ryan Homes pattern book including product for the premium lots in phase 1 of Meade's Crossing had been previously approved, Ryan Homes opted not to develop the premium lots in phase 1, leaving those to a different builder. Since that pattern book was approved, the product has evolved in response to customer preferences. Due to these changes, City manager Wieprecht determined that the proposed homes as depicted in a new pattern book required review and approval by the Commission. Henry Johnsen of Ryan Homes provided details on the various models presented, and responded, along with Steve Smith, the developer of Meade's Crossing to questions regarding the proposed homes. The Ryan Homes pattern book for the premium lots in phase 2 of Meade's Crossing was unanimously approved following motion by Commission member Fuller.

City manager Wieprecht reviewed his monthly report, advising that plats for phase 2 section 2 of Meade's Crossing have been received. Following review, they will be placed on a future agenda for approval. City manager Wieprecht also advised that as built drawings for the Tannery Barn had been received and showed that ultimately over 5,000 square feet of the site had been disturbed, so pursuant to the amendment of the project's public works agreement, some storm water quality improvements will be required. City manager Wieprecht provided a brief update on other projects and responded to questions from the Commission.

Carroll County Planning liaison Cody Spaid updated the Commission on the County's comprehensive rezoning process and reminded the Commission that the Board of County Commissioners had several work sessions and hearings scheduled in the coming month on the matter. Liaison Spaid reminded the Commission and public that detailed information on the rezoning process can be found on the Carroll County website.

The next Commission meeting will be held on November 30, 2020. With no further business, the meeting was adjourned at 8:08 PM following unanimous approval of a motion by Commission member Glass.

Submitted by:
Jim Wieprecht, City Manager