

Taneytown Planning Commission

Minutes July 26, 2021

The Taneytown Planning Commission met on July 26, 2021 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members Glass, LeFaivre, Brown, Miller, and Hand. Also present were Director of Planning and Zoning Hale, City attorney Gullo, Carroll County Planning liaison Harvey and City manager Wieprecht. Chairman Parker welcomed new commission member Hand and Director Hale.

Minutes from the June 21, 2021 meeting were approved unanimously following motion by Commission member Glass.

City manager Wieprecht introduced an amendment to the Village at Meade's Crossing's Development Rights and Responsibilities Agreement (DRRA) that would allow individual storage buildings within the Meade's Crossing community. Individual storage buildings are prohibited in community village developments. City manager Wieprecht pointed out that the DRRA amendment and zoning text amendment, ordinance 02-2021 listed further down the commission's agenda tie together, as the ordinance provides the enabling language for the DRRA to allow individual storage buildings. Attorney Gullo advised that while the Community Village ordinance may be revised in the future, the best way to address the current Meade's Crossing situation regarding homeowner requests for sheds was to employ the DRRA to allow them. In consideration of having several new members on the Commission, City manager Wieprecht also advised Commission members that their role regarding DRRA's is to certify that the content is consistent with the City's Comprehensive plan. Commission member Brown moved to certify that the DRRA Amendment is consistent with the Comprehensive plan and the motion passed unanimously. Consensus of the commission was to defer making a recommendation on the proposed text amendment until their August 30, 2021 meeting, allowing them to see more specific information regarding Meade's Crossing's plans regarding the sheds and still provide comment prior to the City Council's September 8, 2021 hearing on the ordinance.

City manager Wieprecht provided an update on the month's planning and zoning activities ongoing development projects including Meadowbrook section 7, the Duffy Box site plan, The Sewell Annexation Agreement, and Taneytown Crossing. City manager Wieprecht also advised that the Mayor and Council will be considering annexation discussions with Wilson Bounds, who owns property between the Sewell farm and MD140, which also fronts on Harney Road. The outcome of such discussions may impact design of the Sewell property following completion of that annexation.

City attorney Gullo advised that the Sewell annexation process is moving forward with the annexation resolution to be on the Mayor and Council's August agenda. Attorney Gullo also advised that Darryl Hale would be formally designated as the City's Zoning Administrator by the Mayor and Council at an upcoming meeting.

County planning liaison Harvey informed the Commission that the County's comprehensive rezoning effort with text presented to the County's Planning Commission, and that the spring 2021 amendment to the Water & Sewer Master Plan was approved by the Maryland Department of the Environment and will be posted on the County's website in the near future. Ms. Harvey also pointed out that the deadline for submittal of amendments for the fall cycle was in August. advised that County staff has reviewed survey results for the transportation and will be meeting with municipal staff in the coming months on the transportation master plan.

The next Commission meeting will be held on August 30, 2021. With no further business, the meeting was adjourned at 8:05 PM following unanimous approval of a motion by Commission member Glass.

Submitted by:
Jim Wieprecht, City Manager