

Taneytown Planning Commission

Minutes

August 30, 2021

The Taneytown Planning Commission met on August 30, 2021 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members Glass, LeFaivre, Brown and Councilman Hand. Mr. Miller was not in attendance. Also present were Director of Planning and Zoning Hale, and City manager Wieprecht. City attorney Gullo, and Carroll County Planning liaison Harvey attended via videoconferencing.

Minutes from the July 26, 2021, meeting were approved unanimously following a motion by Commission member Glass.

Taneytown Baptist Church located at 4150 Sells Mill Road had made a request for a site plan approval waiver to build a pavilion. The construction of this pavilion will be well under the 5,000 ft² threshold that would require storm water management, an erosion and sediment control plan and grading plan, making it eligible for a waiver of the site plan approval requirements. Councilmember Hand made a favorable motion for the waiver of the site plan requirement and the motion passed unanimously.

Mr. Hull, one of the development partners of the Meadowbrook Section 7 subdivision requested the Planning Commission considers granting final approval for the subdivision with the preliminary subdivision approval. The Planning Commission chose to consider the preliminary subdivision approval and the final subdivision with two separate votes. Commission member Glass moved to grant preliminary approval for Meadowbrook Section 7. This motion passed unanimously. Discussion was then held to grant conditional approval for the final subdivision plan, contingent on staff review of all necessary documents and plat recordation to be presented to Chairman Parker for signature. Commission Member Glass made a motion to grant final subdivision approval with the aforementioned requirements. This motion passed unanimously.

F.P Duffy or Duffy Box and Recycling was represented by Pete Podilak with Leon Podilak and Associates LLC, Engineer and owner Fain Moran. They presented their preliminary plan to the Planning Commission. More information will be presented to the Planning Commission at a future date, today's discussion was for the purpose of gathering information and asking questions.

Taneytown Parks and Recreation is requesting a site plan waiver for the installation of an 18' x 25' storage shed at Taneytown High School Park. There are currently 3 small sheds at this site. Two will be removed to the landfill and one will be repainted and relocated to Roberts Mill Park. Commission member Brown made a favorable motion for the waiver. This motion passed unanimously.

Ordinance 02-2021 Amendment to Community Village Zone-DRRA's and Sheds. Passage of this amendment will allow for storage sheds in a Community Village Zone. Chairman Parker made a motion of support for this amendment, and the motion passed 4 to 1 with the dissenting vote from Councilmember Hand.

Planning and Zoning Report. Darryl Hale, Director of Planning and Zoning reported 20 Zoning Certificates for new homes were issued for August 17 in Meades Crossing and 3 in Meadowbrook. The Mayor and City Council approved the annexation of the Sewell property at their last meeting. The Sewell's have not signed the agreement yet. A meeting with Wilson Bounds and the city will be held on 8/31/2021 to further discuss the annexation of his property. The annexation of each property will be handled as separate matters.

City Attorney Jay Gullo had no further report.

County planning liaison Harvey informed the Commission that the County's comprehensive rezoning efforts continue, with recommendations presented to the Board of County Commissioners in August. Ms. Harvey also pointed out that the deadline for submittal of amendments for the fall cycle was approaching, and that a second survey for the transportation master plan is planned for the fall.

Chairman Parker asked by consensus if the Commission would reschedule the October meeting to October 18 because of the MPCA conference. This was unanimously agreed upon.

The next Commission meeting will be held on September 27, 2021. With no further business, the meeting was adjourned at 8:38 PM following unanimous approval of a motion by Commission member Glass.

Submitted by:
Darryl G. Hale
Director of Planning and Zoning