

## Taneytown Planning Commission

### Minutes

November 29, 2021

The Taneytown Planning Commission met on November 29, 2021 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members Isenberg, Brown, Miller and Councilman Hand. Also present were Director of Planning and Zoning Hale, and City manager Wieprecht. Carroll County Planning liaison Tiffany Fossett attended via videoconferencing. City Attorney Gullo and Commission member LeFaivre were not present. This meeting was open to the public in person.

Chairman Parker introduced Commission member Bill Isenberg as our new Planning Commission member.

Minutes from the September 27, 2021, meeting were approved unanimously following a motion by Commission member Councilman Hand.

No actions items were on the agenda and there were no ordinance or agreements for review.

Director Hale gave his report to the commission.

There was a slight change to the sidewalk for Meadowbrook 7. By moving the sidewalk to the curbs edge this would save three of the four mature trees at the site. The sidewalk will terminate just past the driveway of the home closest to Route 194.

Jim McCarron and Tim Dunn were appointed to the Taneytown Planning Board of Appeals. Mr. McCarron was chosen to be the Chairman by the other board members. Since our last PC meeting there were two BOA hearings. Case 2021-214. 34 Gaines Mill Circle. A request for deck setback variance was approved. Case 2021-216. E Sports Arena. A request for a parking variance was approved and a special exception for a change of use to a gaming arena was approved.

Chairman Parker recommended that the PC should set aside some time to review the Community Village ordinance, Chapter 205-35.1. City Manager Wieprecht gave a brief overview to the ordinance. City Manager Wieprecht informed the PC that the Mayor and City Council would like for them to revisit the Community Village ordinance and reevaluate what we like and what changes may be needed. City Manager Wieprecht recommended that at a future meeting we look at the differences between a standard subdivision and a Community Village overlay.

Director Hale informed the PC that he and City Manager Wieprecht met with our Carroll County liaison Tiffany Fossett and Carroll County Planning staff member Price Wagoner to discuss the update to the Triennial Water and Sewer Master Plan. City Staff is compiling information that will be forwarded to Carroll County for a draft plan that will be sent to MDE in December of 2022.

City Manager Wieprecht and Director Hale met with Carroll County Planning staff to discuss the Transportation Master Plan. County staff will be meeting with City staff over the next several months to provide a status update.

City Manager Wieprecht gave some updates with respect to Active Site Plans. Flood plain issues at Bollinger Park Phase One were discussed with County Staff and City Engineer, CDM Smith. Elevated walkways are incorporated in the trail design to minimize watercourse and flood plain impact. The changes are now ready to be submitted to Carroll County for review of the various agencies. All permits for Meades Crossing community center have been issued. We are still waiting to see preliminary plans for Storage Today. Nothing to update on FP Duffy addition. Bedot Enterprises, LLC has been issued necessary City permits.

Chairman Parker asked City Manager Wieprecht for any updates on Construction Phase Projects. Meadowbrook section 4B and 5 are mostly built out.

We are awaiting a signed copy of the storm water agreement at the Sheetz site. There are a couple of administrative issues to closeout with Evapco.

Georges on York is still contesting a water benefit assessment. Meades Crossing is already building in section 2B. We just received the grading permit closeout for Taneytown Crossing. The Tannery Barn must complete some environmental site design practices (ESD). Because that project disturbed more than 5,000 square feet, they have agreed to some storm water management remediation. Construction at Meadowbrook Section 6 continues at a strong pace and buildout is expected in the next few months.

There was no City Attorney report.

County planning liaison Tiffany Fossett informed the Commission that the second survey for the County's Transportation Master Plan will close on December 1, 2021. County planning liaison Fossett informed us that comprehensive rezoning efforts continue. The Board of Carroll County Commissioners discussion/decision is scheduled for December 2, 2021. County staff is beginning work on the changes to the Agricultural and Conservation Districts with the assistance of a work group.

In Other Business, Chairman Parker asked for information about the hiring of a consultant for updating the Comprehensive Master Plan.

City Staff is working on an approach to this matter and information will be given later. City Manager Wieprecht gave further information on the Countywide Transportation Master Plan. He asked the Planning Commission to review the Transportation Master Plan. (Director Hale emailed this information on November 19<sup>th</sup> to the Commission members).

There will not be a December Planning Commission meeting. However, it was agreed that if an action item would arise, they would meet on January 4, 2022 at 7:30 p.m.

With no further business, the meeting was adjourned at 8:08 PM following unanimous approval of a motion by Commission member Councilman Hand.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning