

*Taneytown Planning Commission*

James Parker  
Chairman  
Darryl Hale  
Director of Planning and Zoning  
James Wierrecht  
City Manager

Commission  
Members  
James LeFavre  
Bill Isenberg  
Bradley Brown  
LeRoy Hand  
Chris Miller

**AGENDA  
TANEYTOWN PLANNING COMMISSION  
NOVEMBER 29, 2021  
7:30 PM**

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**Meeting Opening: Pledge, Roll Call**

Jim Parker, Chairman, Planning Commission

**Review and Approval of Minutes of September 27, 2021**

**Delegations and Action Items**

**Ordinances and Agreements for Review**

**Planning and Zoning Report**

Darryl Hale, Director of Planning and Zoning

**Discussion of Active Projects**

**Active Site plans**

Bollinger Park Phase One  
Meade's Crossing Community Center  
FP Duffy additions  
Storage Today

**Active Subdivisions**

Meadowbrook Section 7

**Construction Phase Projects**

Meadowbrook Sections 4B, 5  
Sheetz  
Evapco  
The Georges On York  
Meade's Crossing phases 1, 1A, 2A, 2B  
Taneytown Crossing  
Tannery Barn  
Meadowbrook Section 6

**Legal Update**

Jay Gullo, City Attorney

**County Update**

Tiffany Fossett, Carroll County Planning Liaison

**Other Business**

**Adjournment**

To view live streaming of the meeting go to <http://www.youtube.com/c/TaneytownMD>.  
Persons with questions regarding this meeting may call 410-751-1100 or visit news and events at  
[www.taneytown.org](http://www.taneytown.org) for further information.

## Taneytown Planning Commission

### Minutes

**September 27, 2021**

The Taneytown Planning Commission met on September 27, 2021 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members LeFavre, Glass, Brown, Miller and Councilman Hand. Also present were Director of Planning and Zoning Hale, and City manager Wieprecht. City attorney Gullo, and Carroll County Planning liaison Tiffany Fossett attended via videoconferencing. This meeting was open to the public in person.

Minutes from the August 30, 2021, meeting were approved unanimously following a motion by Commission member Glass.

There were three action items to be discussed on this month's agenda.

Dominique and Jessica Mouton who are requesting a site plan approval waiver for their project at 5525 Taneytown Pike. This project will include a 50'x 60' pole building for storage, seasonal pavilion, rebuilding the front vestibule, replacing two windows, adding one new window and updating and expanding an existing building that is already on this property. Councilman Hand made a motion to waive site plan approval requirements and it passed unanimously.

There were two cases presented to the Commission that will be heard at later date by the Taneytown Board of Zoning Appeals.

Case 2021-214. The homeowners of 34 Gaines Mill Circle are requesting a variance for a deck permit because of the shape and size of their building lot. Councilman Hand made a favorable recommendation to the Taneytown Zoning Board of Appeals for the deck variance, and it passed unanimously.

Case 2021-215. 1 Broad Street. Variance and special exception for E Sports Arena. Planning Commission member Chris Miller (one of E Sports Arena's partners) recused himself and presented to the Planning Commission. E Sports Arena is asking for a special exception for a change of use and a waiver of parking requirements based on building square footage of space but to use the parking requirement for number of customers this business will serve at one time. A favorable recommendation was approved 4 to 1 following motion by Commission member Hand, with Commission member Glass casting the dissenting vote.

Planning and Zoning Report. Darryl Hale, Director of Planning and Zoning reported Cinco deMayo will soon be opening their restaurant in the old Jenny's restaurant location.

City Attorney Jay Gullo updated the Commission that while the Mayor and City Council have previously approved the annexation agreement of the Sewel property, currently the Sewell's have yet to sign the annexation agreement as they gather more information.

City Manager Wieprecht referred to the comment letters in this month's commission packet. Mr. Wieprecht also informed the Commission that progress has been made in the Bollinger Park review process with respect to flood plain adjustments to the paths and some changes that may be needed for the boardwalk heights in the flood plain areas. More information will be forthcoming from Carroll County and CSLI.

County planning liaison Tiffany Fossett informed the Commission that the County's comprehensive rezoning efforts continue. The Planning and Zoning Commission voted to forward proposed amendments regarding residential development and two rezoning requests to the Board of County Commissioners for their review. The BCC will be holding work sessions to discuss the proposed amendments and hold a public hearing to solicit input. The dates of those sessions, as well as the proposed amendments can be found on the Carroll County Government website. Ms. Fossett informed the Commission that the Transportation Master Plan Survey 2 is nearly complete and hope to have it open on the County Planning website October 1<sup>st</sup>. The results of Survey 1 are already posted on that site. Carroll County is beginning the process for the Triennial Update to the 2019 Carroll County Water and Sewer Master Plan. They will be setting up meetings with city staff to review current town chapters and maps. Ms. Fossett also informed that there are new procedures for public comments at the County's Planning Commission meetings because they are now in virtual hybrid format. For those who wish to speak at a meeting you will need to fill out and submit the Public Comments form. These forms can be found on the Carroll County Governments website.

The next Commission meeting will be held on October 25, 2021. With no further business, the meeting was adjourned at 8:10 PM following unanimous approval of a motion by Commission member Glass.

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

November 22, 2021. REPORT TO PLANNING COMMISSION.

While we have no action items to discuss on our agenda for the November 29, 2021, meeting progress is moving forward with our Active site plans and our Active Sub-division, and more information will be forthcoming in the next few weeks.

The Taneytown Zoning Board of Appeals voted Jim McCarron as its Chairman before the hearings. Newly appointed Mr. Tim Dunn joined the board as well. Ms. Edith Kelso was not in attendance.

There were two Taneytown Zoning Board of Appeals hearings held on November 22, 2021. **CASE 2021-214**, was a request for a deck variance reducing the rear setback from 20' to 8' because of the shape of the lot. This variance was granted. **CASE 2021-216** was a hearing for a variance with respect to parking requirements and a special exception in business change of use to a gaming arena. Both the parking variance and special exception were granted.

**Please investigate City Code, Chapter 205-35.1 Community Village. The Planning Commission will be looking into this soon.**

**11-09-21.** City Manager Wieprecht and I met with Carroll County Planning staff member Price Wagoner and City Planning liaison Tiffany Fossett to discuss the Triennial Update to the Water and Sewer Master Plan. City staff is compiling data to forward to Carroll County for a draft plan that will be sent to MDE in December of 2022.

**11-10-21.** City Manager Wieprecht and I met with Carroll County Planning staff to discuss updates to the Transportation Master Plan and to discuss the 2022 CTP Priority Letter.

**Information from our Planning Commission liaison- Tiffany Fossett.**

The County Planning Commission voted to transmit the changes to the zoning and subdivision code texts for the residential zoning districts with a favorable recommendation on September 21. The Board of County Commissioners began holding work sessions on the recommended package on October 28. More work sessions are scheduled, as well as a public hearing on November 18. Staff is beginning work on changes to the Agricultural and Conservation Districts with the assistance of a work group.