

**Taneytown Planning Commission**  
**Approved minutes from 10-24-2022**

The Taneytown Planning Commission met on October 24, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Isenberg, Brown, Myers, Miller, Councilman Hand, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo attended the meeting remotely. This meeting was open to the public in person.

-Minutes from the September 26, 2022, meeting were approved unanimously following a motion by Commission Member Brown.

**DELEGATION AND ACTION ITEMS**

**-Taneytown Auto Parts. Pat Small presented. Asking for a site plane waiver.** Mr. Small would like to install a 6-foot chain-link fence on a portion of his lot at 11 Franklin Street to store his fleet of moving trucks, trailers, and car carriers. The installation of a fence at this commercial property is considered above ground infrastructure which triggers the requirement for a site plan. Councilman Hand made a motion to waive the site plan for the fence installation and the motion passed unanimously.

**Director Hale gave his report.**

-Several changes will be made on the Planning Commission agenda. We will be adding Garnet Ridge to the active site plan list and removing Meades Clubhouse from the construction phase list. The Maryland Planning Commission Association conference will be held October 25<sup>th</sup> and 26<sup>th</sup> in Frederick.

**City Attorney Gullo's report.**

-Attorney Gullo reported that he is working with city staff on several construction phase projects working towards close-out. There has been no recent movement on the Sewell property since the annexation has been finalized. Issues with MDE with respect to capacity will have to be worked out for any significant development.

**County Planning liaison Tiffany Fossett.** Tiffany provided the following information to the Commission.

**Comprehensive Rezoning**

The Board of County Commissioners completed their work sessions on the text changes and held 2 public hearings on September 22. They are scheduled to discuss the proposal again on November 1<sup>st</sup>.

The primary source for information is the website: [www.carrollrezoning.org](http://www.carrollrezoning.org).

**2022 Spring Amendment to the 2019 Carroll County Water and Sewer Master Plan**

Approved by MDE on October 7<sup>th</sup>, the full amendment is on the Department webpage.

**2022 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan**

Planning has briefed and received consistency letters from 3 of the 4 providers. Planning will request consistency from the Carroll County PC on November 3, we will then brief the new Board of County Commissioners on December 8<sup>th</sup>, the remaining timeline is TBD.

**NOTE -** The Planning Department is not processing a 2023 Spring Amendment, as the goal is to complete the 2022 Triennial update by late Spring. -

Amendment Procedures and Application Link (in the process of updating):

[Water & Sewer Master Plan Amendments Process & Application](#)

**Reminder - Triennial Update to the 2019 Carroll County Water and Sewer Master Plan - Reminder**

Planning is processing the Triennial Update. Municipal W/S chapters and maps were distributed to Municipal staff for review and updates. Please contact Price Wagoner, [wwagoner@carrollcountymd.gov](mailto:wwagoner@carrollcountymd.gov) with questions pertaining to updates to the water/sewer chapters and maps.

**Transportation Master Plan**

The Planning Commission began reviewing the Draft Map on October 5<sup>th</sup>. Chapters will continue to be presented at their regularly scheduled meetings.

**2022 Carroll County Hazard Mitigation Plan (HMP)**

The County's Department of Public Safety has submitted the 2022 Carroll County Hazard Mitigation Plan to MDEM/FEMA for review. The next step is to wait to see what MDEM/FEMA's evaluation says.

Local communities must have a FEMA approved Hazard Mitigation Plan in place to receive Federal grant funds for hazard mitigation projects. According to FEMA's Local Hazard Mitigation Planning Handbook, mitigation is defined as any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event.

**(End of Ms. Fossett's report).**

**Old Business.**

**More discussion on equivalent front yards.**

-By consensus, the Planning Commission would like for city staff to draft an ordinance amendment for introduction to the Mayor and City Council for yard exceptions allowing for up to a 60% reduction for 6-foot fences in an equivalent front yard where the subject yard would abut another rear yard. In the case where the subject equivalent front yard abuts a neighboring side yard, the reduction may not be more than 50%.

**More discussion on Restricted General Business District Regulations.**

-After discussion, the Planning Commission would like for city staff to draft an ordinance amendment for the Restricted General Business District to present to the Mayor and City Council for introduction. The Planning Commission would like to add "a residential option" and wording like "other similar" businesses to add more flexibility in this district.

**Discussion on Urban mixed zoning.**

-The proposed property for this district was recently sold and the new owners plan to contact city staff to discuss some ideas that they have for its use.

**New Business.**

-Taneytown Community Comprehensive Plan. Chapters 1 and 2. Both of these chapters were further discussed and commented on by the Planning Commission. City Staff will send the next chapter out to the Planning Commission for review before the next Planning Commission meeting.

The next Planning Commission meeting will be November 28, 2022, at 7:30 PM.

With no further business, the meeting was adjourned at 9:12 PM following unanimous approval of a motion by Councilman Hand.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning

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