

**Taneytown Planning Commission
Approved minutes from 6-22-2022**

The Taneytown Planning Commission met on June 22, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members Isenberg, Brown, Miller and Myers who attended the meeting virtually. Councilman Hand was not present. Also present were City Attorney Gullo, City Manager Wieprecht, Director Hale, Director of Parks and Recreation Lorena Vaccare and Carroll County Planning liaison Tiffany Fossett. This meeting was open to the public in person.

-Minutes from the May 23, 2022, meeting were approved unanimously following a motion by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Bollinger Park. Phase 1. Site plan approval. Director of Parks and Recreation Lorena Vaccare updated the Planning Commission about Bollinger Park phase 1. The goal of this park will be to enjoy the natural aesthetic of being in nature and to educate park users of the natural resources in this park. Access for the park will be from Fringer Road. There will be a nearly one-mile walking trail through the woods made of a rubberized material that is porous and is environmentally friendly. The trail will be ADA compliant. The park will also have a two-and-a-half-acre pollinator garden. The goal is to start construction this fall of a driveway, 12-space parking lot with lighting and one trail. The estimated cost for Bollinger Park phase 1 is \$516,000. Two grants totaling nearly \$380,000 in grant funding have been secured by Taneytown Parks and Recreation for this project.

Property owners from Fringer Road who voiced concerns about Bollinger Park.

-Tracy and John Perry from 3795 Fringer Road have land that is adjacent to Bollinger Park. After her property was recently surveyed it was shown that her property goes into the existing woods about 10 feet. Mr. and Mrs. Perry are requesting that a barrier to keep park visitors from wandering onto their property be installed. It was agreed that a temporary wood fence and additional buffer trees be installed. The fence would be erected as a temporary barrier until the trees mature. Once the wood fence is no longer serviceable it would not be replaced by the City of Taneytown.

-Jenny Ruby from 3711 Fringer Road is also requesting a fence and buffering trees.

-Josh Morningstar from 3685 Fringer Road requested that buffering (tall evergreens) trees be planted around the parking lot to increase privacy, eventually shield the parking lot lighting, and requested that signage be posted to clearly mark property boundaries.

-Chairman Parker made the motion to approve the final site plan for Bollinger Park phase one contingent on the required approved Carroll County comment letters, fences to be installed for the Ruby and Perry properties and buffering trees for the Perrys. The city will also install buffering trees around the 12-space parking lot per the request from Mr. Morningstar and additional signage to mark property boundaries. The motion to approve was seconded by Commission member Brown. Commission members Miller and Isenberg voted favorably, and Commission member Myers voted against the motion. Commission member Myers had concerns about the parking lot not having been moved further from Fringer Road.

-Storage Today. Developer-Eric Hinerman. Presenting a revised concept site plan and seeking concept site plan approval.

Mr. Hinerman informed the Planning Commission that the storage facility would be open daily from 7 a.m. until 10:00 p.m. The site will be fenced, the building will have metal siding and be one story. There will be no employees at the site and no outdoor storage. After discussion, Commission member Isenberg made a motion to approve the Storage Today concept site plan. The motion passed with a unanimous approval. Note: The site plan that we have on file from Mr. Hinerman does say "Final Site Plan".

-Director Hale gave his report.

-City Manager Wieprecht and Director Hale met with Victoria Clausen the owner of The Tannery Barn and Dan Chavis, Engineer, to discuss the finalization of storm water management requirements at this site. The city is requiring a storm water management professional to certify that this site complies with the requirements for storm water management since the land disturbance was more than 5,000 ft square. More information to come.

-City Manager Wieprecht and Director Hale met with representatives of the Garnet Bean and Mountain Brook Farm properties. City Manager Wieprecht informed the Commission to expect a concept plan for one or both sites by our next meeting.

City Manager Wieprecht gave his report on the updates to Construction Phase Projects.

-City Manager Wieprecht asked the Commission to be ready to discuss in the coming months uses for the further development of District Regulations in the Restricted Industrial zone. There has been a recent interest in the Eric Glass property located in this zone for mixed use.

-Mr. Wieprecht also asked the Commission to be ready to discuss the goals and objectives part of the Comprehensive Plan at next months meeting.

City Attorney Gullo's report to the Planning Commission.

-City Attorney gave an update to the commission concerning the Sewell annexation. Attorney Gullo stated the City Council plans to deliberate on the annexation in July. There are still some administrative items that need addressed before a hearing. There will be no further citizen input on this issue. If the City Council votes to approve the annexation, the citizens of Taneytown may take this to a referendum with a signing of 20% of the registered voters. In this event the city would advertise and hold a special election for citizens to vote themselves on the annexation.

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

-Comprehensive Rezoning

Following the completion of the work group meetings, staff is working on the changes to the Ag and Conservation zoning regulations. A draft is being introduced to the Planning Commission in June.

-The primary source for information is the website: www.carrollrezoning.org.

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

Planning Department is processing this amendment with a timeline of sending it to MDE for final approval in June. It was presented to, and approved by, County PC on 6/21.

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

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

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

Planning has begun the process for the Triennial Update. Municipal W/S chapters and maps were distributed during initial meeting with Municipal staff at the end of 2021. Please contact Price Wagoner, wwagoner@carrollcountymd.gov with questions pertaining to updates to the water/sewer chapters and maps. Timeline for Town updates, Spring of 2022.

-Transportation Master Plan

Planning staff is compiling information from the consultant Countywide Corridor Study, meetings with towns, research, and public input through survey results to begin drafting the Plan.

-Annual Report

The 2021 Annual Report final draft has been forwarded to the City for review and comment. The report was introduced to the County PC on 6/21, and we will be returning to them on 6/29 to request certification before sending it to the Maryland Department of Planning (MDP) by July 1st.

-Hazard Mitigation Plan

The County's Department of Public Safety has been working with multiple County departments to create the 2022 Carroll County Hazard Mitigation Plan (HMP) and is almost done meeting with the municipalities for input on the HMP.

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.

The next Planning Commission meeting will be July 25, 2022, at 7:30 PM.

With no further business, the meeting was adjourned at 9:01 PM following unanimous approval of a motion by Commission member Brown.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning