

## Taneytown Planning Commission

March 01, 2022

The Taneytown Planning Commission met on February 28, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members Isenberg, Brown, Myers, Miller and Councilman Hand. Also present were Director of Planning and Zoning Hale, City Manager Wieprecht and Carroll County Planning liaison Tiffany Fossett. City attorney Gullo attended via videoconferencing. This meeting was open to the public in person.

Minutes from the January 31, 2022, meeting were approved unanimously following a motion by Commission member Brown.

### 4335 Old Taneytown Road.

There was a request for a site plan waiver (Chapter 181-5 Site Plans. Applicability: waivers) for a new business with a change of use from a water pressure cleaning business to auto sales at 4335 Old Taneytown Road. This property is in the General Business District (Chapter 205. Zoning. 205-20, B, 4.) and auto sales and service are a permitted use. The applicant and owner of GTR Auto Sales, LLC is Gunnar Rhoten, who was represented by Kelly Shaffer Miller of Shaffer and Shaffer, LLP, Attorneys at Law. Attorney Miller was also representing Mark Kraus one of the owners of 4335 Old Taneytown Road on behalf of Murphey's Choice, LLC. Attorney Miller provided a letter to the PC outlining that there will be no new disturbance of the ground, the existing garage will be used for vehicle repairs and no other changes will be made to this site.

Mary and John Weeks who live at 4237 Old Taneytown Road in the dwelling beside GTR Auto Sales, LLC. were present in opposition to the site plan waiver and were represented by Matt Lazuriaga, Attorney at Law. The Weeks property is located outside of Taneytown City limits and have a private well and septic system. Mrs. Weeks and Mr. Lazuriaga stated that a site plan should not be waived with concerns about the existing septic system at GTR Auto Sales which dates to 1942 and no one knows the condition of this septic system or if a site plan was ever executed at this site.

Mr. Kraus is working with Mr. Randy Bachtel of BPR, Inc. Surveyors and Land Planners in securing bids for a contractor to connect city sewer to the dwelling/office at 4335 Old Taneytown Road. Mr. Kraus has agreed to connect city sewer at this property, clean-up the mulch operation and to remove the free-standing sign in the front yard. City Manager Wieprecht stated that the city's engineer would review the sewer connection which would involve a fee for the applicant.

Attorney Gullo recommended that the owners of Murphey's Choice, LLC and the City of Taneytown enter into a Public Works Agreement to ensure that this property be connected to the city sewer service. This property is currently served by city water service.

Councilman Hand made the motion to grant a site plan waiver with the stipulation that the existing dwelling/office septic system would not be used and that the owners of Murphey's Choice, LLC will be connected to city sewer by December 31, 2022, for a business to continue operate at this site. Councilman Hand's motion was unanimously approved by the Commission.

Various members of the Taneytown Chamber of Commerce including Chamber President Chris Tillman were in attendance to show support of the site plan waiver.

**-There is an action item for the approval of the Carroll County 2021 Planning report which will be done during CC Planning Liaison, Tiffany Fossett's report.**

### Director Hale gave his report to the Planning Commission.

-2-5-2022. City Manager Wieprecht and Director Hale met with the Mayor and City Council to discuss the Community Village ordinance. We presented several types of dwellings

and features found in a Community Village. More discussion later.

-2-17-2022. Director Hale met with Adam Peno, the owner of The Hitch Man who is looking to expand his business. Mr. Peno has requested to appear before the PC on March 28, 2022, to discuss a site plan waiver.

-2-18-2022. City Manager Wieprecht and Director Hale met with Jeff Ziegler of CSLI and representatives of the Rogers property at 27 Frederick Street to discuss a sub-division of that property into two lots. The existing dwelling on Frederick Street would remain.

-2-23-2022. City Manager Wieprecht and Director Hale met with representatives and engineers of the Mountain Brook and Garnett Beane properties to discuss future residential development of these sites. Both properties are in city limits and are zoned R-10,000.

Bollinger Park Phase1 prints were given to the PC which are circulating at Carroll County for review.

### City Attorney report.

-Update on the Sewell Property annexation. A resolution to annex the Sewell property by the MCC has been introduced and a public hearing is scheduled for May 6<sup>th</sup> for public comment.

**County planning liaison Tiffany Fossett.** Tiffany supplied the following information to the Commission.

#### -Comprehensive Rezoning

Staff is currently working on changes to the Agricultural and Conservation Districts with the assistance of a work group.

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

#### -2021 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan

The Fall Amendment was approved by MDE on February 7, 2022.

#### -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.

#### -Transportation Master Plan

Results of the second survey for the Transportation Master Plan to solicit input regarding transportation issues and priorities closed on December 1 and were presented to the Planning Commission on February 2<sup>nd</sup>.

#### -Annual Report

Approval of the Carroll County 2021 Planning report with a motion by Chairman Parker passed unanimously.

The next Planning Commission meeting will be March 28, 2022.

With no further business, the meeting was adjourned at 9:06 PM following unanimous approval of a motion by Commission member Councilman Hand.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning