

**Taneytown Planning Commission
Approved Minutes of 1-31-22.**

February 01, 2022

The Taneytown Planning Commission met on January 31, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker and Commission members Isenberg, Brown, Myers, and Councilman Hand. Also present were Director of Planning and Zoning Hale, City Manager Wieprecht and City Attorney Gullo. Carroll County Planning liaison Tiffany Fossett attended via videoconferencing. Commission member Miller was not present. This meeting was open to the public in person.

Chairman Parker introduced Dan Myers as our new Planning Commission member.

Minutes from the January 4th meeting were approved unanimously following a motion by Commission member Councilman Hand.

The Planning Commission reviewed the following case which will be heard by the Taneytown Zoning Board of Appeals on February 09, 2022. CASE 2022-219. 208 Colbert Street. This is a request for a special exception for a home occupation (205-16C, 205-78) to operate a day-care center (205-84). This case received a favorable approval unanimously with a motion made by Commission member Councilman Hand with the restriction that a portion of the rear yard be fenced while the day-care business operates out of the home.

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

Director Hale gave his report to the commission. He informed the PC that Edith Kelso has resigned from the BOA. The PC was updated about the shed that was relocated from Taneytown High School Park to Roberts Mill Park. It was originally planned to be moved beside the existing large shed. It will now be placed at the far end of the soccer fields closest the Creekside Development.

Taneytown has received a letter from Taneytown Crossing. They are working on their closeout process for this project. City Manager Wieprecht updated the PC with the following information. Part of this process is to provide to the city drawings of the storm water management facilities as they were built. Our engineers have reviewed the drawings and have recommended a final walk through from our Public Works Department to ensure that they have dedicated the necessary public facilities and deeds of easement. Once approved, the city will refund all moneys from their escrow account.

F.P. Duffy. City Manager Wieprecht spoke with their engineer about the amount of gravel on the site. He advised that it is preferred that all parking and loading areas should be blacktopped. He further advised that they may be asking for relief from blacktopping the entire area outside of the employee parking areas and roads.

City Attorney report.

-Mr. Gullo updated the PC about the BOA decision from January 19, 2022, concerning Case 2021-217 for a special exception to construct a semi-detached dwelling on lots 203-206 Ridge Avenue. The BOA denied this exception citing that this type of dwelling did not exist in this neighborhood. The special exception failed with a vote of 2-1 made by a motion from Board member Ebaugh and seconded by Chairman McCarron. Board member Dunn was in favor of the exception.

-Update on the Sewell Property annexation. Mr. Gull showed a print of the Sewell property on Hamey Road. The Sewell property is currently zoned agricultural and the MCC would like an R-10,000 designation. A resolution to annex the Sewell property by the MCC has been introduced and a public hearing is scheduled for April 6th for public comment.

County planning liaison Tiffany Fossett. Tiffany supplied the following information to the Commission. Because of technical difficulties, Director Hale read the report into record.

-Comprehensive Rezoning

The new sections of the residential code adopted in December became effective on January 10th. Staff is beginning work 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.

-2021 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan. The Fall Amendment was forwarded to MDE on December 23rd for final approval.

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

-Applications for the Spring cycle will be accepted by the Dept. of Planning through the month of February.

-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 is beginning the process for the Triennial Update.

The Department will reach out to Town staff in the coming weeks to set up meetings to go over current chapters and maps pertaining to the City.

-Annual Report

Planning is compiling information for the 2021 Annual Report Due to the Maryland Department of Planning (MDP) by July 1st. We are requesting towns submit Planning Commission approved worksheets and supporting data with certification letters by March 11.

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

With no further business, the meeting was adjourned at 8:05 PM following unanimous approval of a motion by Commission member Councilman Hand.

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