

**Taneytown Planning Commission**  
**Approved minutes from 7-25-2022**

The Taneytown Planning Commission met on July 25, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Isenberg, Brown, Miller, Councilman Hand, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. Commission member Myers and City Attorney Gullo attended the meeting virtually. This meeting was open to the public in person.

-Minutes from the June 22, 2022, meeting were approved unanimously following a motion by Commission member Brown.

**DELEGATION AND ACTION ITEMS**

**-Garnet Ridge Concept plan. Presenting are Earl Robinson from Ward Communities and Martin Rickell from CLSI, Engineers and Surveyors.** Garnet Ridge will be an age restricted and developed as Community Village. There will be 50 building units consisting of 10 triplex units and 10 duplex units. The roads will be privately owned and maintained. The commercial area in the front of the property will be developed later. Commission member Myers voiced concerns about narrow street widths and emergency vehicles. Dominique Mouton voiced a concern about dust and noise during construction. He was asking that a barrier fence be constructed to mitigate both concerns. Mr. Robinson agreed to install a fence and that he and Mr. Mouton would meet to discuss the type of fence. Water and sewer to serve this property will need to be worked out by CLSI, Engineers and Surveyors. Mr. Barry Garner voiced concerns over safety with respect to the narrow roads and there being one way in or out of this development. City Manager Wieprecht informed the Planning Commission that when this property was annexed into the city it was zoned as R-10,000 and general business with a Community Village overlay on the R-10,000 portion and was not to exceed 50 units. This property is currently on the water and sewer master plan in the long-range category which means there will have to be an amendment to the current water and sewer master plan. The City will have to work with the County for the water and sewer amendment before we can have this project recorded. City Attorney Gullo informed the Commission that a lot of the details were finalized during the annexation phase. Mr. Steve Marsalak asked out the widening of the state highway and has a concern about one way in or out of this development. Commissioner Parker made a motion to approve the concept site plan and this motion passed unanimously. Proposed floor plans were distributed to the commission.

**Director Hale gave his report.**

-Informed the Planning Commission that Storage Today should be back in front of us at the August meeting with a preliminary site plan for their project. Chairman Parker voiced a concern about the wildlife at that site. City Manager Wieprecht explained that as part of the review process at the county all environmental aspects will be addressed.

-County comment letters pertaining to Bollinger Park were discussed. City Manager Wieprecht informed the Commission that the parking lot and trail caused the removal of 3.99 acres of trees. The city will have to plant 798 trees to replace those trees. If the parking lot would have been moved further away from Fringer road even more trees would have needed to be replaced.

-City staff have been working tidying up some administrative items with respect to construction phase projects.

-City Manager Wieprecht updated the Commission about "Robs Service Center" site. He informed the Commission that the property managers have been in touch with the Director of Economic Development Jay Meashey in looking for a new tenant for that site one or one who may possibly redevelop.

**City Attorney Gullo's report.**

-The Mayor and City Council at last month's meeting on the Sewell Annexation voted in the affirmative on that resolution. In this case a 45-day period to see if the resolution will be petitioned to referendum. If it goes to a referendum, everything will be on hold until the referendum is voted on in the special election. If the referendum does not happen the Sewell property would officially be "in the city". The property owner would then develop a site plan to present to the Planning Commission and the City.

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

**-Comprehensive Rezoning**

Following the completion of the work group meetings, staff has worked on the changes to the Ag and Conservation zoning regulations. A draft was transmitted to the Planning Commission in June and work sessions have begun.

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**

A public hearing is set for July 14<sup>th</sup> at the County Office Building during the BCC regular Open Session.

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

Planning will begin accepting applications in August, with a deadline of September 1<sup>st</sup>, for the upcoming Fall Amendment cycle.

-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 has begun the process for 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. Updates are needed ASAP.

**-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. The Planning Commission will begin reviewing chapters in August.

**-Annual Report**

Draft copies of the 2021 Planning Annual Report were forwarded to municipalities for review on June 6<sup>th</sup>. It was certified by the Carroll County Planning and Zoning Commission on June 29<sup>th</sup> and sent to the Maryland Department of Planning (MDP) on July 1<sup>st</sup>. It was presented to the County Commissioners on July 14<sup>th</sup>.

**-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 has met with most municipalities for review and input on the HMP.

The draft should be available for review in the next 1 -2 months.

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).**

**Other Business.**

**-Discussion on solar energy code for Taneytown.** City Manager Wieprecht informed the Commission of the lack of an ordinance for ground mounted solar panels. At this point we don't have setbacks for residential or commercial properties in our code for ground mounted solar panels and accessory solar on commercial property. Chairman Parker asked what the process would be to get a solar ordinance passed. City Manager Wieprecht informed the Planning Commission that once drafted the Mayor and City Council would introduce an ordinance, the planning commission would review and give an opinion. It would then go back to the Mayor and City Council for a public hearing and voted on thereafter. We are also looking into what the assessed value of property with ground mounted solar panels would be compared to a parcel has a structure on it.

**-Discussion on Urban mixed zoning.**

City Manager Wieprecht discussed urban mixed zoning with the Commission. In the 2010 Comprehensive Plan, in the implementation chapters there is talk about several properties which comprise a large portion of the Glass property from the stream to the downtown area, a handful of parcels on the far side of warehouse alley where the old creamery building, and police department are located and a couple of parcels where Benner Lane makes the 90-degree turn. We need to identify what fits in this zone that benefits the city, will be appealing to developers and will put customers within walking distance to our downtown business area. We might want to allow condominiums, duplexes, or triplexes for instance. The setbacks and types of housing found in our R-6000 district would allow for more revenue and less infrastructure per dwelling. At the August meeting our Economic Development Director Jay Meashey will present some ideas that he has and share thoughts from the local business community.

**-Discussion on Taneytown Community Comprehensive Plan Goals.**

-City Manager Wieprecht updated the Commission as to the status on the Taneytown by-pass.

-Commission member Myers expressed his opinion under #9 Housing and Community Design. His opinion is that we already have too many high-density housing projects.

-The Planning Commission had a conversation about ways to promote volunteerism.

**City Manager Wieprecht made the following suggestions about updating the Taneytown Comprehensive Plan.**

-City Manager Wieprecht stated our goal is to keep working on this each month by revisiting a chapter or two for each meeting with some possible draft language for the Planning Commission to review and discuss at the next meeting.

-Suggested that we should advertise the topic we will be discussing at our next meeting to hopefully promote public input.

-We could also have online surveys and see if we get feedback. If we get a good response, we may expand this effort.

The next Planning Commission meeting will be August 29, 2022, at 7:30 PM.

With no further business, the meeting was adjourned at 8:58 PM following unanimous approval of a motion by Councilman Hand.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning