

Taneytown Planning Commission
Approved minutes from 11-28-2022

The Taneytown Planning Commission met on November 28, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Isenberg, Myers, Miller, Councilman Hand, City Manager Wieprecht and Director Hale. Absent were Commission member Brown 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 October 24, 2022, meeting were approved unanimously following a motion by Commission member Myers.

DELEGATION AND ACTION ITEMS

-Sewell Farm. Presentation of a concept site plan. Presenting was Marty Hackett with CSLI Surveyors and Attorney Clark Shaffer.

As presented the Sewell Farm property would be 320 units with 164 units being detached and 156 being semi-detached (78 duplex units). The Sewell Farm will be an age targeted community with first floor master bedroom suites and second story lofts, like Carroll Vista dwellings. Attorney Schaeffer is aware that a traffic study will need to be conducted. The scope of the traffic study will be drafted, and City Staff will hire the traffic consultant and the Sewell Farm development will pay for the study. This development would be built in phases of around 50 homes each. Attorney Shaffer and Mr. Hackett expect it to be several years until this development is started and completed.

There was a great deal of discussion concerning the proposed street widths and the ability to park on one or both sides of the streets. With respect to street widths, concerns were expressed about large firefighting apparatuses being able to navigate the streets safely in the event of an emergency at the Sewell Farm property. The developers did address the master plan collector street from our Comprehensive Plan that would be city owned.

Concerns were expressed about the Adequate Public Facilities Ordinance. Commission member Myers said that with the current level of volunteers at the Taneytown Volunteer Fire Department it is sometimes difficult to respond as quickly as they would like and a development with this number of dwellings could make things worse.

Many details will need to be worked out with the Sewell Farm development. The developer will be back to the Planning Commission at a future date with revisions from comments at this meeting. After that meeting, they hope to formally apply to the Mayor and City Council for the Community Village designation.

Citizens who spoke at this meeting were: Chris Tillman, Jim Thomas, Lydia Steadman, Harry Meade, Lisa Crawford, and John Alexander.

ORDINANCES FOR REVIEW

-Ordinance 09-2022. Amendment to Restricted General Business District.

This amendment received a unanimous vote to recommend the changes to the Mayor and City Council following a motion by Commission member Myers.

-Ordinance 10-2022. Amendment to Yards Exceptions.

This amendment passed with a vote by Councilman Hand and a second by Commission Member Isenberg. Commission Members Myers and Miller did not vote in favor of the recommendations as amended. Chairman Parker cast his vote for the majority of 3-2 for the recommended changes.

-Ordinance 11-2022. Amendment to Downtown Business District.

This amendment received a unanimous vote to recommend to the Mayor and City Council following a motion by Councilman Hand.

Director Hale gave his report to the Planning Commission.

-The MPCA training in Frederick went very well and the annual training will again be in the second half of October 2023 at a location to be announced.
-He shared the comment letter that was written to the developer of Garnet Ridge.

City Manager Wieprecht report to Planning Commission.

-The City Manager updated the Planning Commission on the newly purchased Evapco property just outside of city limits. There will a meeting soon to discuss economic development aspects of the property with city, county, and state officials.

City Attorney Gullo's report.

-The hearing on the amendments for the three ordinances will be in front of the City Council at the December meeting and hopefully take effect in January. The city has been working on issues with our sewer capacity and more information will be coming soon.

-There was not a Carroll County Update.

New Business. (This chapter will be discussed at our January 2023 meeting).

-Discussion of the Taneytown Community Comprehensive Plan, Chapter 3. Commission members will bring with them the Chapter3 material from the November meeting.

-The Planning Commission chose to not have a meeting on December 26, 2022, but had reserved December 19, 2022, if a December meeting would be necessary with a two week notice to all concerned.

-The next Planning Commission meeting will be January 30, 2023, at 7:30 PM.

With no further business, the meeting was adjourned at 9:33 PM following unanimous approval of a motion by Councilman Hand.

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

