

**Taneytown Planning Commission**  
**Draft minutes from 9-26-2022**

The Taneytown Planning Commission met on September 26, 2022, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Isenberg, Brown, Myers, Councilman Hand, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo and Commission Member Miller were not present. This meeting was open to the public in person.

-Minutes from the August 29, 2022, meeting were approved unanimously following a motion by Councilman Hand.

**DELEGATION AND ACTION ITEMS**

**-Recovery 180.** Request for a site plan waiver. Mr. Michael Rothstein presented. The property location is 168 West Baltimore Street and is located in the general business district. They would like to convert the dwelling into a counseling center with offices. Other than painting, no major changes would be made on the exterior of the building. Mr. Rothstein was not asking for any commercial signage for the site. Councilman Hand made a motion to waive the site plan and the motion passed unanimously.

**-Affordable Self Storage. 464 East Baltimore Street.** Required landscaping site plan change. Original site plan buffering was trimmed to the point where the buffering was made inadequate. At some point the buffering between the Verizon Store and the Affordable Self Storage was removed entirely. Councilman Hand made a motion to restore the landscaping as originally designed between the Verizon Store and the fence in front of Affordable Self Storage and the installation of vinyl slats (neutral earth tones) in the fence between the Andrew Glass property and Affordable Self Storage. This motion passed unanimously.

**Director Hale gave his report.**

-The agenda now has "old" and "new" business. Mr. Hale informed the Planning Commission that The Bowhunters Den is operating at the Dr. Tate building at 76 Frederick Street. City Manager Wieprecht and Director Hale will be meeting with Carroll County Planning staff on the Transportation Master Plan on September 28<sup>th</sup>. Mr. Hale discussed updates regarding Bollinger Park and the issuance of the MDE Wetlands and Waterways Permit. City Manager Wieprecht gave an explanation as to the different types of proposed paths at Bollinger Park. An update was given on the Construction Phase projects. Bedot Enterprises and Meadowbrook 4 have been completed and removed from the list.

**City Attorney Gullo's report.**

-There was no report from Attorney Gullo.

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

**Comprehensive Rezoning**

-The Planning Commission transmitted recommended changes to the Ag and Conservation zoning regulations to the BCC in early August. The Board of County Commissioners completed their work sessions on the text changes and held 2 public hearings on September 22. They are scheduled to discuss the proposal again on October 6.

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

**2022 Carroll County Hazard Mitigation Plan (HMP)**

-The County's Department of Public Safety has provided the draft to the HMP planning group and all the municipalities via email on August 31, 2022. The County received no comments on the draft from any of the municipalities but did get a few comments from Land and Resource Management which were incorporated into the final proposed HMP.

-Emergency Management met with MDEM/FEMA mid-September and are now working on getting the plan ready to send to them for initial review on their end. Target timeframe for that is no later than mid-October.  
(End of Ms. Fossett's report).

**Old Business.**

**More discussion on equivalent front yards.**

-There was more discussion about reducing the equivalent front yard more than 30%. Corner lots have two front yards. Six-foot fences and sheds are not permitted in front yards. In the case of a six-foot fence, if after sending registered mail to all contiguous neighbors and no one sends a letter in opposition within 15 days the zoning administrator may reduce the required amount by 30%. There is no variance in the case of sheds. Director Hale will contact some homeowners who will allow the Planning Commission members to model their yards for different scenarios for fences and sheds in required front yards and meet with Commission members two at a time.

**More discussion on Restricted General Business District Regulations.**

-This district serves as a buffer area from the residential district to the general business district. It has been asked of the Planning Commission to discuss options for this district. Mr. Wayne Wachter who represents the estate of Mr. Bair explained that he has lost a few sales because of the restrictions in this district. The Bair estate in this district has two lots. City staff will be working on a draft to bring back to the Planning Commission. After discussion, the Planning Commission would like to add a residential option and wording like "other similar" businesses to add more flexibility in this district. More discussion at the October meeting.

**Discussion on Urban mixed zoning.**

-Chairman Parker decided to carry over discussion on this matter until the October meeting. Not all members of the Commission could access the One Drive file.

**Discussion on Large Scale Solar project.**

-City Manager Wieprecht opened the discussion with the Planning Commission. Large scale solar is typically a ground mounted application. Mr. Wieprecht suggested that projects like these could be addressed in the "supplementary district regulations" rather than add a solar section to each zoning district. Some of the items discussed were should we limit solar in the residential districts to roofs? If not how much and what part of the yard? Do we want large solar projects to be limited to restricted industrial districts? Currently, our code is silent with respect to solar panels and we permit them in the residential district as an accessory use to the dwelling. City staff will look for municipal solar examples to present to the Commission.

**New Business.**

-Discussion on Taneytown Community Comprehensive Plan. Chapters 1 and 2. Both of these chapters will be discussed further at the October meeting. City Manager Wieprecht discussed at length water, sewer, and stormwater management as it relates to its effect on future growth in the city.

The next Planning Commission meeting will be October 24, 2022, at 7:30 PM.

With no further business, the meeting was adjourned at 9:10 PM following unanimous approval of a motion by Councilman Hand.

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