

**Taneytown Planning Commission
Approved Minutes of 3-28-22.**

April 01, 2022

The Taneytown Planning Commission met on March 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, City Attorney Gullo and Carroll County Planning liaison Tiffany Fossett. This meeting was open to the public in person.

Minutes from the February 28, 2022, meeting were approved unanimously following a motion by Councilman Hand.

DELEGATION AND ACTION ITEMS

-DRS & Associates. Dan Staley presenting for the Danner Property on West Baltimore Street and Westview Drive. This parcel is already two lots. What has been requested is that lot line on Westview Drive be adjusted more towards West Baltimore Street making two buildable lots by way of a deed. The Planning Commission, by unanimous consensus from a motion by Commission Member Miller agreed to this action.

-The Hitch Man. Adam Peno (owner) presented to the Planning Commission. Mr. Peno is requesting a site plan waiver for the 28' x 48' expansion of his existing building. Mr. Peno has agreed to work with neighbors if there are any future storm water runoff issues. A unanimous approval for a site plan waiver was made by Commission Member Brown.

-F P Duffy Box. Leon A. Podolak and Associates, LLC. Surveying and Engineering. Presenting is Pete Podolak, PE. They are seeking a Preliminary Site Plan approval and a consideration of a Final Site Plan approval. After discussing the easement that exists for a future sidewalk should funds become available from State Highway and discussion of the gravel parking lot for commercial trucks and trailers the Planning Commission chose to approve both the Preliminary and Final Site Plans with two motions. The Preliminary site plan was approved unanimously after a motion by Councilman Hand. The Final Site Plan was approved unanimously with a motion by Councilman Hand.

Director Hale gave his report to the Planning Commission.

-There was an update on the Bedot Enterprises, LLC project at 5525 Taneytown Pike. They are proposing that the existing "frame shed" to the rear of the main building that was to be renovated will be demolished and, in its place, will be a two-story building for the lodging of guests. The new building will be in the same footprint as the existing. The Planning Commission by consensus was unanimously in favor of the change to a two-story building.

City Attorney report.

-Update on the Sewell Property annexation. The Mayor and City Council will have a hearing on the Sewell Annexation on May 4, 2022.

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

-Comprehensive Rezoning

The work group had their last meeting this month and has made recommendations on changes to the Agricultural/Conservation district zoning text to the interagency Concept Team. The concept team is now reviewing the recommendations and drafting the Agriculture/Conservation district zoning text to be presented to the County Planning Commission for consideration. The primary source for information is the website:

www.carrollrezoning.org.

-Triennial Update to the 2019 Carroll County Water and Sewer Master Plan

Planning has begun the process for the Triennial Update.

-Transportation Master Plan

Staff is compiling final information for Planned Major Streets and working on draft chapters.

-Annual Report

Planning is compiling information for the 2021 Annual Report, which is due to the Maryland Department of Planning (MDP) by July 1st. Drafts will be available to municipalities for review before the final copy is submitted to MDP.

-Hazard Mitigation Plan

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. 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 planning will be reaching out to town planning staff for input on the HMP.

NEW BUSINESS

-City Manager Wieprecht informed the Planning Commission that during next month's meeting Mr. Jeff Zigler of CSLI Engineers/Surveyors will be representing Frederick Street Commons. This is a request for a minor subdivision with the intention of making one lot into two. The Planning Commission can waive some of the requirements of a minor subdivision and have a concept, preliminary and final approval in one meeting.

The next Planning Commission meeting will be April 25, 2022, at 7:30 PM.

With no further business, the meeting was adjourned at 8:37 PM following unanimous approval of a motion by Councilman Hand.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning