

Taneytown Planning Commission

James Parker
Chairman
James Wieprecht
City Manager
Darryl G. Hale
Director of Planning and Zoning

Commission Members
Christopher Tillman
Bradley Brown
Bill Isenberg
Dan Myers

AGENDA TANEYTOWN PLANNING COMMISSION OCTOBER 30, 2023 7:30 PM

Meeting Opening: Pledge, Roll Call ▶

Jim Parker, Chairman, Planning Commission

Review and Approval of Minutes of September 25, 2023 ▶

Delegations and Action Items. ▶

-Evapco 3rd amended. Jim Mathias, DDC, Inc. Preliminary site plan and façade view presentation.

Ordinances and Agreements for Review ▶

Planning and Zoning Report ▶

Darryl Hale, Director of Planning and Zoning

Discussion of Active Projects

Active Site plans

Evapco 3rd Amended Site Plan

Memorial Park Expansion

Recovery 180

Storage Today

Garnet Ridge ▶ ▶

Feeser Property North. Hardware Store and Lumber Yard.

Active Subdivisions

Mountain Brook

Taney View

Construction Phase Projects

Bollinger Park

Sheetz

Evapco

The Georges On York

Meade's Crossing phases 1, 1A, 2A, 2B

Tannery Barn ▶

FP Duffy addition ▶

Legal Update ▶

Jay Gullo, City Attorney

County Update ▶

Tiffany Fossett, Carroll County Planning Liaison

Old Business ▶

New Business ▶

-Back yard chickens. ▶

-Discussion on Maryland Planning Commission Association training. ▶

Adjournment ▶

To view live streaming of the meeting go to <http://www.youtube.com/c/TaneytownMD>. Persons with questions regarding this meeting may call 410-751-1100 or visit news and events at www.taneytown.org for further information.

SHEET INDEX	
SHEET No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN & DEMOLITION PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	SEDIMENT AND EROSION CONTROL NOTES
6	STORM DRAIN & WATERMAIN PROFILES
7	STORMWATER MANAGEMENT NOTES, & DETAILS
8	STORMWATER MANAGEMENT PLAN VIEWS
9	DRAINAGE AREA MAP
10	LANDSCAPE PLAN, NOTES & DETAILS
11	ARCHITECTURAL ELEVATIONS
12	DETAIL SHEET
13	LIGHTING PLAN
14	SIMPLIFIED FOREST CONSERVATION PLAN

GENERAL NOTES

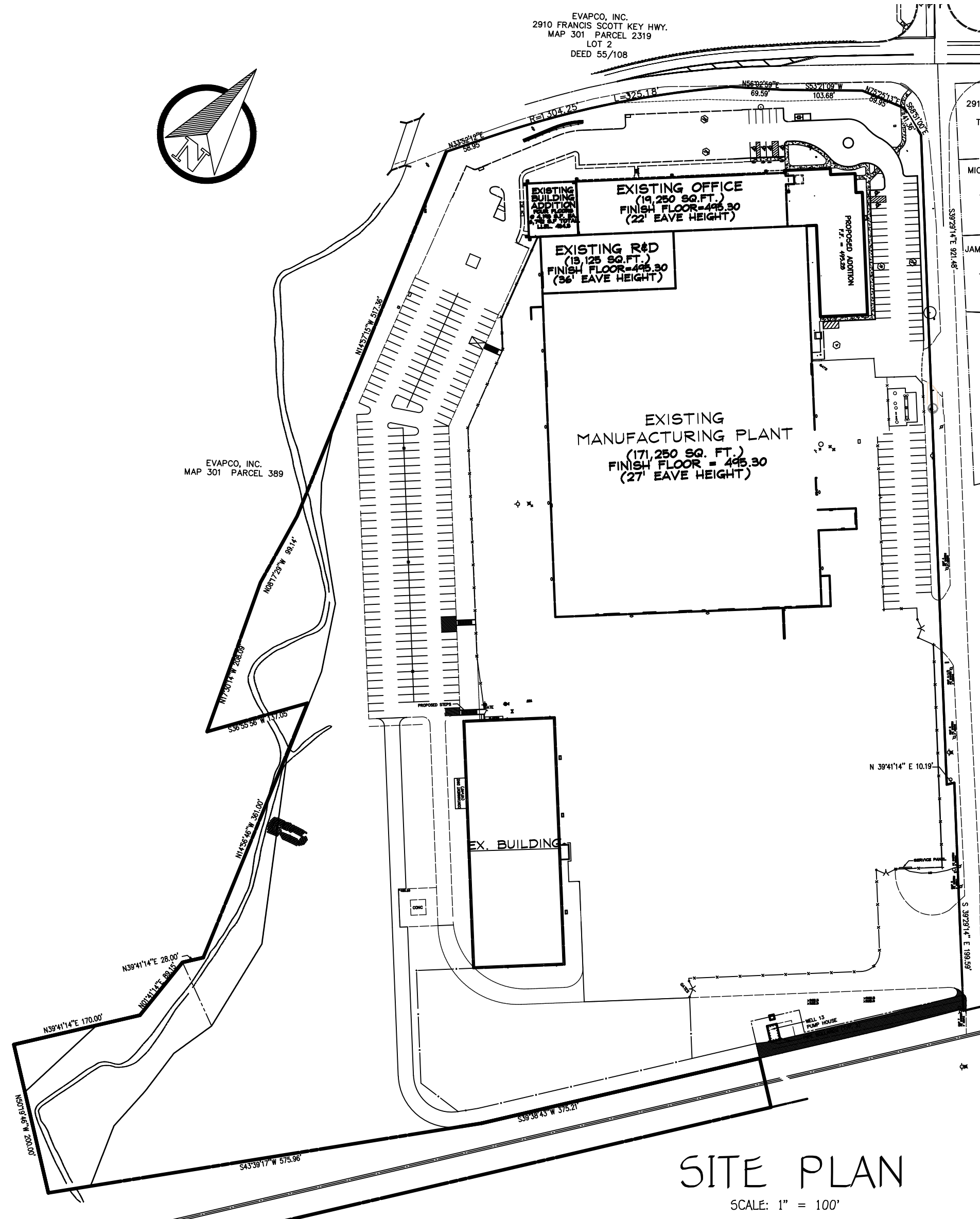
- SUBJECT PROPERTY ZONED RESTRICTED INDUSTRIAL PER ZONING PLAN.
- SITE ANALYSIS:
 - ZONING: R-I
 - GROSS AREA OF TRACT = 13.99 AC.±
 - AREA OF PROJECT/L.O.D. = 1.36 AC.±
 - EXISTING/PROPOSED USE = LIGHT INDUSTRIAL
- TOPOGRAPHIC CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY DEVELOPMENT DESIGN CONSULTANTS, INC. DATED ON OR ABOUT DECEMBER, 2022 AND SUPPLEMENTED BY PRIOR SURVEYS AND CARROLL COUNTY GIS DATA.
- TAX MAP No. 301, BLOCK Nos. 15 & 19, PARCELS Nos. 721 & 712
- THE PROPERTY SHOWN HEREON IS OWNED BY EVAPCO, INC. BY DEED DATE 12/29/ , RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 819, FOLIO 902.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. PUBLIC WATER AND SEWER SHALL CONFORM TO THE CITY OF TANEYTOWN SPECIFICATIONS.
- EXISTING UTILITIES WILL CONFORM TO THE CITY OF TANEYTOWN GENERAL SPECIFICATIONS.
- NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE PROPERTY OWNER.
- NO CEMETERIES EXIST WITHIN THIS PROPERTY.
- ALL PROPOSED ROADS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
- THERE ARE EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON-SITE. FLOODPLAIN HAS BEEN IDENTIFIED ON SITE.
- ANY INTERNALLY LIT SIGNAGE SHALL CONFORM TO TANEYTOWN CODE, SECTION 205-55 ILLUMINATION.
- ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S "SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- ALL WATER CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- ALL SEWER CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S "GENERAL SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
- THIS SITE IS LOCATED IN THE 5th FIRE AND EMERGENCY SERVICES DISTRICT.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CITY OF TANEYTOWN PLANNING AND ZONING COMMISSION.
- THIS SITE IS LOCATED IN THE 5TH FIRE AND EMERGENCY SERVICES DISTRICT.
- ALL INTERNALLY LIT SIGNAGE SHALL CONFORM TO TANEYTOWN CODE, SECTION 205-55, ILLUMINATION.
- FOREST CONSERVATION OBLIGATION WILL BE SATISFIED BY AVAILABLE ON-SITE CREDIT AND THE USE OF A FOREST CONSERVATION BANK. BANK TO BE DETERMINED AT A LATER DATE.
- LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION: EXISTING FIRE HYDRANT AT THE SOUTHWEST CORNER OF MD 194 AND ALLENDALE LANE.
- WATER AND SEWER DEMAND:
194 New Employees @ 15 Gal/Day/Employee = 2910 Gal/Day
2910 Gal/Day @ 1 EDU/250 Gal/Day = 12 EDU's
- The courses and coordinates shown hereon are referred to the system of coordinates established in the Maryland Coordinate System - NAD 83 (1991) and are based upon the following National Spatial Reference System Control Stations provided by the National Geodetic Survey:

Designation	North (FT)	East (FT)	ELEV (NAD, 1988)
Bat Azi.	720504.74	1259612.13	544.697
Bat	721849.13	1259909.52	515.302

PRELIMINARY PLAN EVAPCO, INC. (3rd AMENDED SITE PLAN)

Zoned: R-I

Tax Map No. 301 Grid Nos. 015 & 019
Parcel Nos. 721 & 712



SITE PLAN

SCALE: 1" = 100'

CARROLL COUNTY INSPECTION SEQUENCE NOTES

- Contractor shall notify the Carroll County Bureau of Permits and Inspections at 410-386-2674, at least one (1) day prior to beginning any work.
- Site Compliance Inspections are required at the following stages during construction:
 - Proposed structures staked out in proper locations as shown on these approved plans.
 - Proposed foundations installed for all buildings shown on these approved plans.
 - Sub-grades established for all drives, parking lots, and surrounding grading.
 - Completion of all drives, parking lots, and surrounding grading.
 - Completion of all work shown on plan.It is the Contractor's responsibility to contact the Carroll County Bureau of Permits and Inspections at 410-386-2674 upon completion of each phase of construction.
- Contractor shall notify Carroll County Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 prior to beginning any work. All forest conservation plan devices must be in place prior to any construction.
- Final landscaping inspection shall be arranged through the Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 by the contractor/developer or agent. Written approval from the Landscape Review Specialist, Bureau of Resource Management must be obtained for any deviations from the landscaping or forest conservation plans or modifications in the plant material.
- The contractor shall not proceed to the next phase of construction until given approval of prior phase.

VICINITY MAP

SCALE: 1" = 1200'

PARKING TABULATION

Parking required:
One space for each two employees in the largest working shift. Additional parking to be provided for visitors shall be determined by the industry (\$205-37 Schedule of required off-street parking spaces)
Existing condition: 385 employees
Proposed condition: 385 existing employees + 194 new employees = 579 employees
579 employees on largest shift @ 1 space / 2 employees = 290 spaces required
Parking proposed: 385 spaces (includes 9 handicap spaces, 6 standard & 3 van accessible)

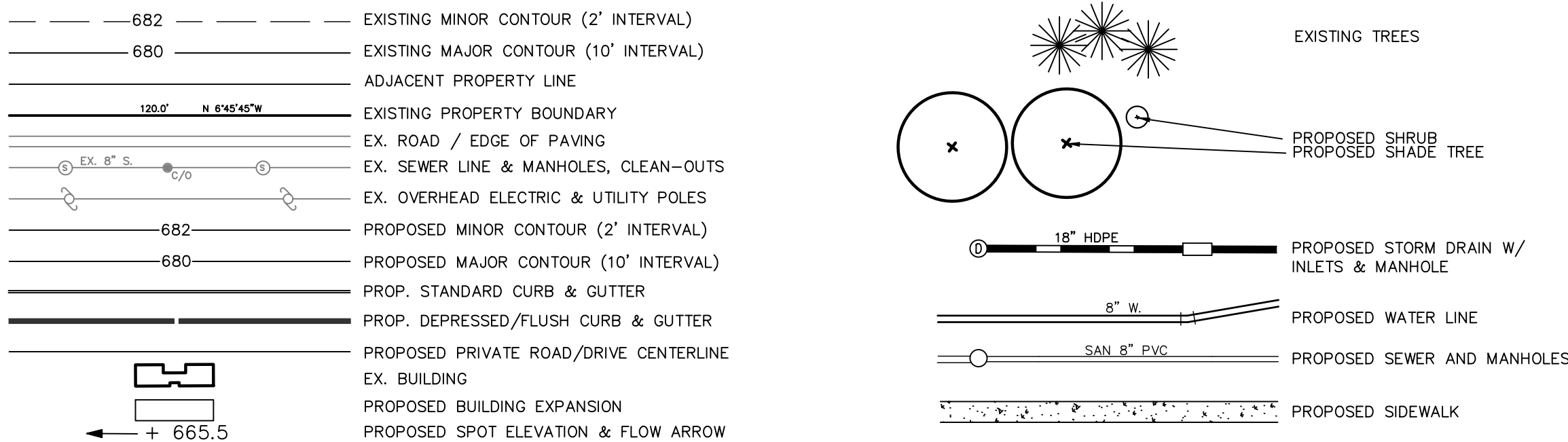
NOTE:
THE PURPOSE OF THIS AMENDED PRELIMINARY PLAN IS THE EXPANSION OF OFFICE FACILITIES AND ASSOCIATED PARKING BEYOND THE SCOPE OF THE FIRST AND SECOND AMENDED SITE DEVELOPMENT PLANS AND THE PROVISION OF STORMWATER MANAGEMENT FACILITIES NECESSARY TO ACCOMMODATE THE INCREASE IN IMPERVIOUS AREA.

STORMWATER MANAGEMENT INFORMATION

Lot/Parcel No.	Facility Name & Number	Practice Type (Quantity)	Public	Private	HOA Maintained	Jointly Maintained (HOA & HO. CO.)
PARCELS 721 / 712	GREEN ROOF ESD #1	A-1 - (1)	--	X	X	--
	PERMEABLE PAVEMENT ESD #2 & #3	A-2 - (2)	--	X	X	--
	FILTERBGA INLET ESD #4	M-6 - (1)	--	X	X	--

First Election District
Carroll County, Maryland

DRAWING LEGEND

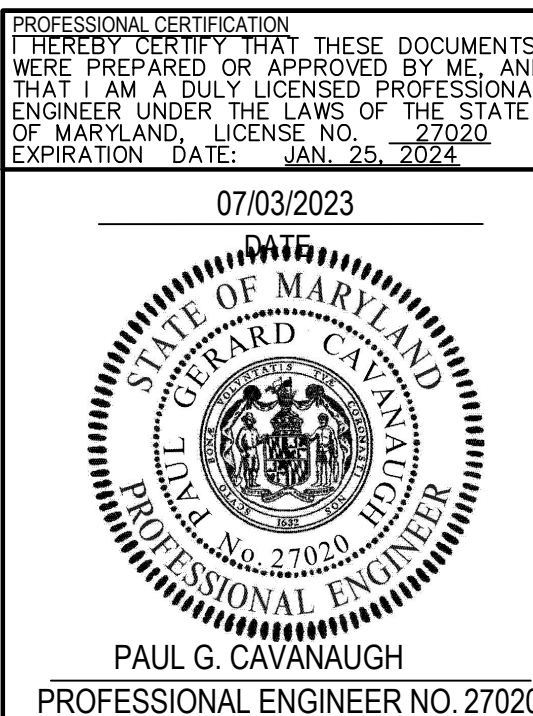


OWNER ADDRESS

EVAPCO INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2600

DEVELOPER ADDRESS

EVAPCO INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2600



DDC Inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

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Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

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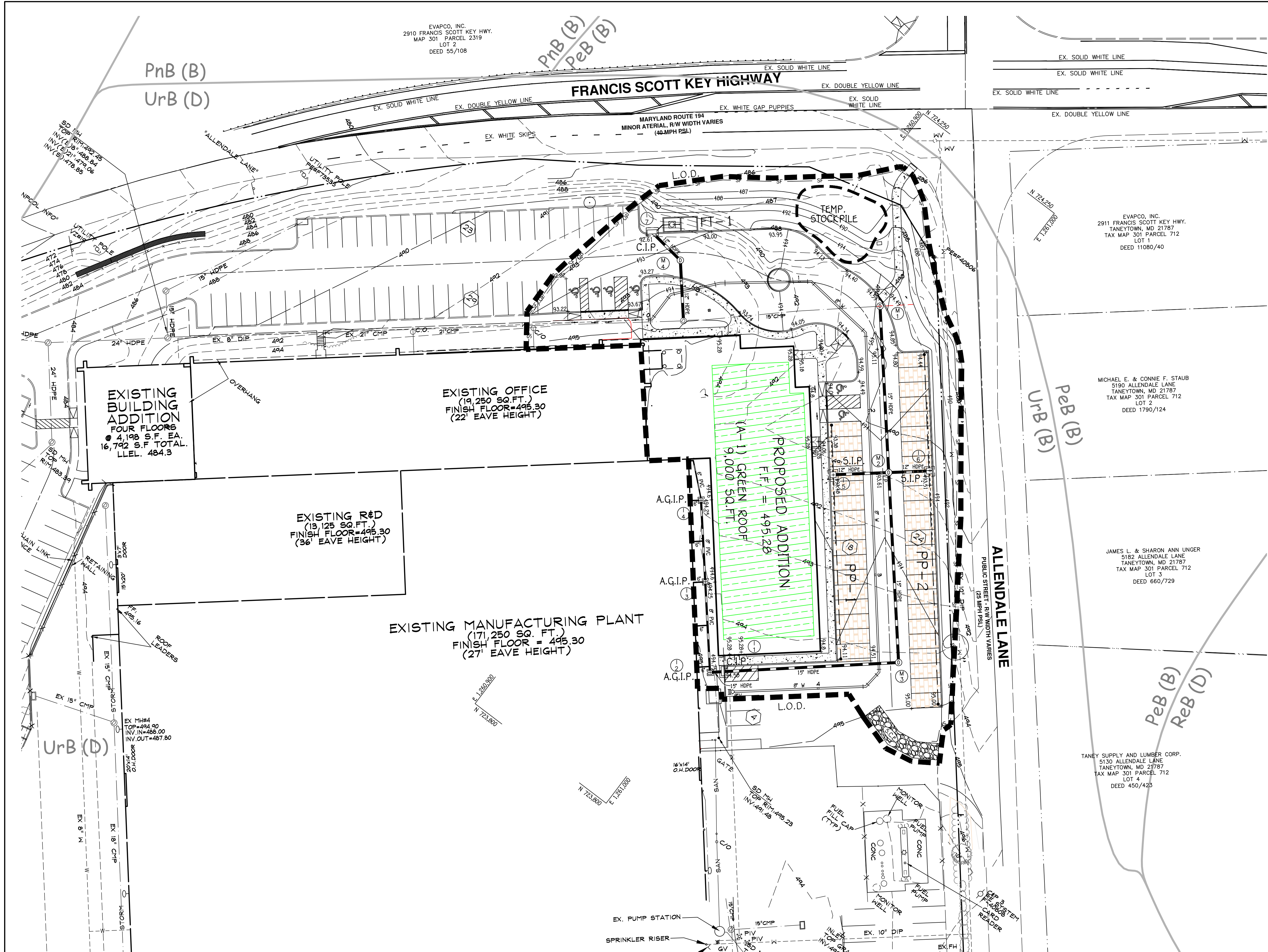
3RD AMENDED SITE PLAN FOR
EVAPCO, INC.

COVER
SHEET

CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

REVISIONS		NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	DES. BY:					
TAX ACC. # 01-002147 (P. 721) 01-009214 (P. 712)	DRN. BY:					
TAX MAP: 301	CHK. BY:					
BLOCK / GRID: 015/019	DATE: 07/28/2023					
PARCEL #: 721/712	DDC JOB#: 07006.7					
ZONE / USE: R-I	SHEET NUMBER:					
DWG. SCALE: AS SHOWN	1 of 14					

S-23-0004



SOILS LEGEND					
SOIL	NAME	Kw	GROUP	Acres in AOI	Percent of AOI
PeB	PENN LOAM, 3%-8% SLOPES	0.32	B	3.6	11.5%
PnB	PENN CHANNERY LOAM, 3%-8% SLOPES	0.24	B	3.4	11.0%
ReB	REAVILLE SILT LOAM, 3%-8% SLOPES	0.37	D	3.4	10.8%
UrB	URBAN LAND - UDORTHENTS COMPLEX, 0%-8% SLOPES	N/A	D	18.6	59.8%

SEDIMENT CONTROL LEGEND

- SF/OP — SF/OP — SILT FENCE (ON PAVEMENT)
- SF — SF — SF — SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- C.I.P. CURB INLET PROTECTION
- S.I.P. STANDARD INLET PROTECTION
- A.G.I.P. AT GRADE INLET PROTECTION
- L.O.D. LIMIT OF DISTURBANCE

DATA SOURCES:
EXISTING TOPOGRAPHY SHOWN PER FIELD SURVEY
BY DEVELOPMENT DESIGN CONSULTANTS,
CONDUCTED IN DECEMBER 2022, AND
SUPPLEMENTED BY PRIOR SURVEYS COMPLETED BY
DDC INC AND BY CARROLL COUNTY GIS DATA.
EXISTING BOUNDARY SHOWN PER RECORD DRAWINGS.

Planners
Surveyors
Engineers
Landscape Architects

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410.386.0564 (Fax)
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3RD AMENDED SITE PLAN FOR
EVAPCO, INC.
GRADING, SEDIMENT & EROSION
CONTROL PLAN

CITY OF TANETOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

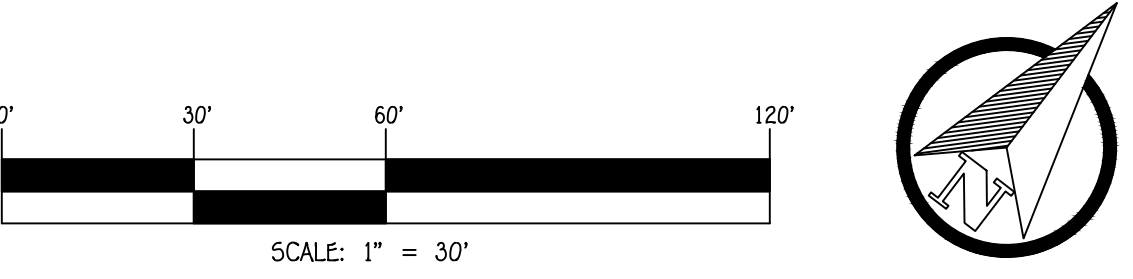
CO. FILE #:	DES. BY:
TAX ACC. #: 01-002147 (P. 721) 01-009214 (P. 712)	DRN. BY:
TAX MAP: 301	CHK. BY:
BLOCK / GRID: 015/019	DATE: 07/28/2023
PARCEL #: 721/712	DDC JOB#: 07006.7
ZONE / USE: R-I	SHEET NUMBER:
DWG. SCALE: AS SHOWN	3 of 14

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 27020
EXPIRATION DATE: JAN. 25, 2024

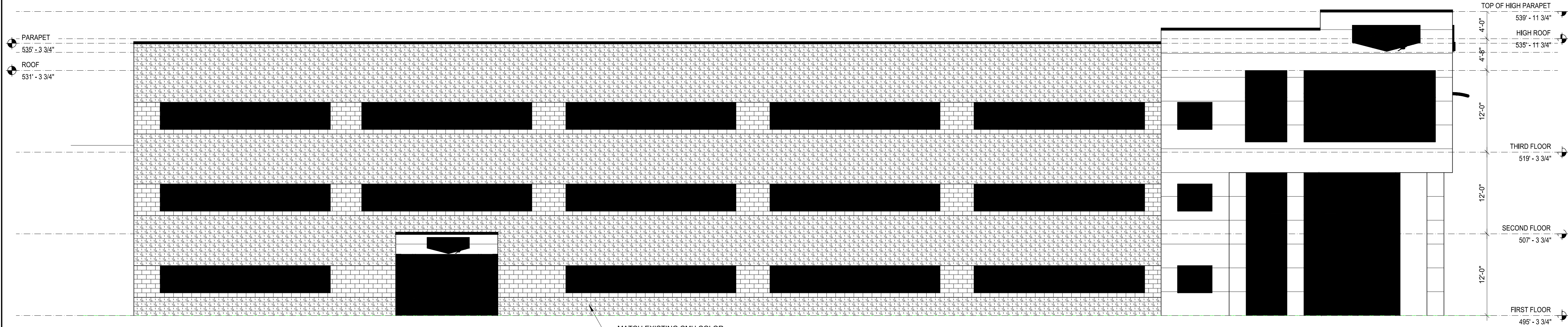
07/03/2023

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020

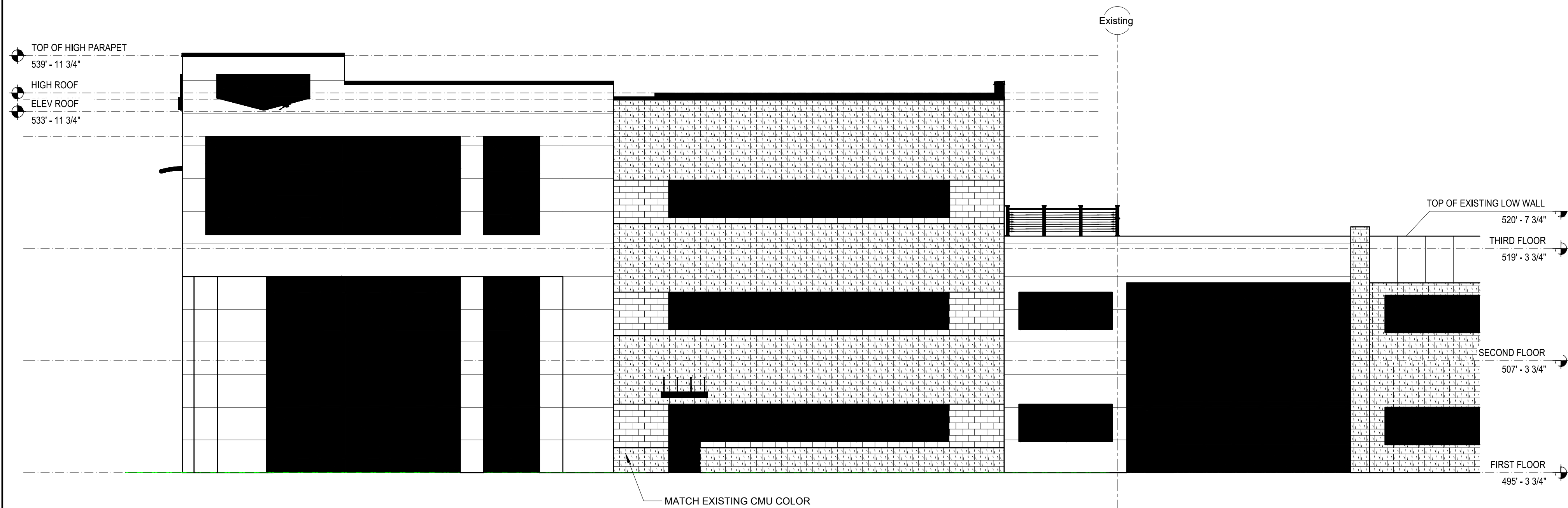
SEDIMENT CONTROL PLAN



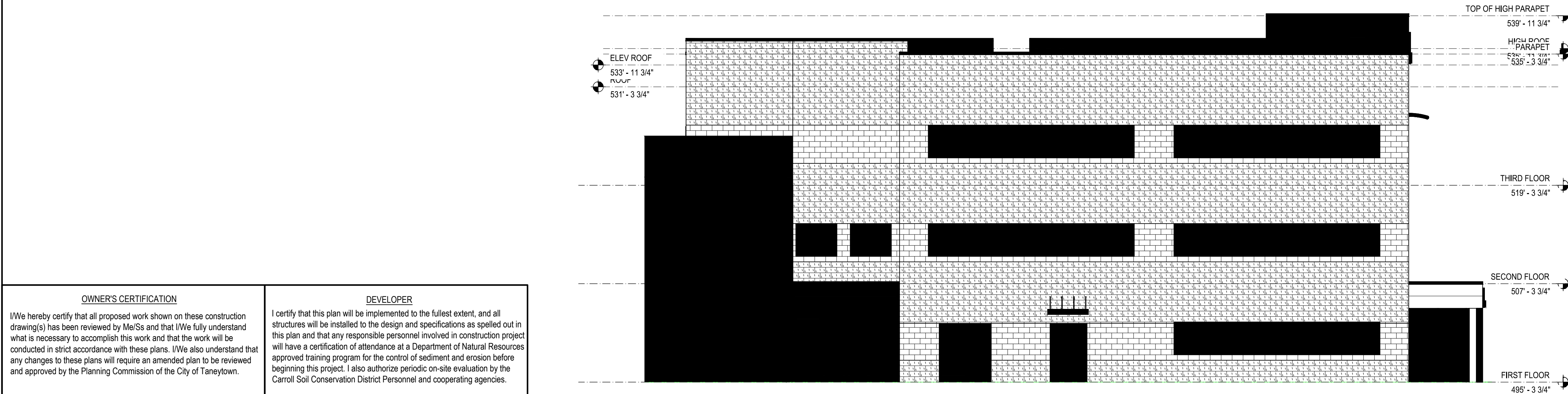
OWNER'S CERTIFICATION I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by Me/Us and that I/We fully understand what is necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I/We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the Planning Commission of the City of Taneytown. NAME(S) PRINTED: _____ DATE: _____ OWNER: _____ DEVELOPER: _____ DATE: _____	DEVELOPER I certify that this plan will be implemented to the fullest extent, and all structures will be installed to the design and specifications as spelled out in this plan and that any responsible personnel involved in construction project will have a certification of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning this project. I also authorize periodic on-site evaluation by the Carroll Soil Conservation District Personnel and cooperating agencies.
--	--



EAST EXTERIOR ELEVATION - ALLENDALE LANE
SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - FRANCIS SCOTT KEY HWY.
SCALE: 1/8" = 1'-0"




1
A-202 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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07/03/2023

STATE OF MARYLAND
PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020



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SITE ADDRESS:
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TANEYTOWN, MD 21787

3RD AMENDED SITE PLAN FOR
EVAPCO, INC.

**ARCHITECTURAL
ELEVATIONS**

CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE #:	DES. BY: JEB
TAX ACC. #: 01-002147 (P. 721) 01-009214 (P. 712)	DRN. BY: AJS/JEB
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ZONE / USE: R-1	SHEET NUMBER:
DWG. SCALE: 1" = 20'	11 of 14

S-23-0004

CITY OF TANEYTOWN
DRAFT FOR PC DISCUSSION ORDINANCE 09-2023 BACKYARD CHICKENS

WHEREAS, Section 5-213 of the Local Government Article of the Maryland Annotated Code and Section C-401(B)(62) of the Charter of the City of Taneytown grants the Mayor and City Council with the authority to adopt zoning regulations.

WHEREAS, the Mayor and City Council of Taneytown have adopted Article V – Supplementary District Regulations regulating accessory uses of properties in multiple zoning districts; and

WHEREAS, the Taneytown Planning and Zoning Commission have reviewed the proposed Ordinance at their xxxxxxxxxxxx meeting and voted to recommend that the Mayor and City Council for the City of Taneytown approve and adopt the proposed ordinance; and

WHEREAS, pursuant to the requirements of Section 4-203 of the Land Use Article of the Maryland Annotated Code, the Mayor and City Council of the City of Taneytown have advertised and held a public hearing on this matter on xxxxxxxxxxxxxx to receive public comment; and

WHEREAS, after considering the matter, and the Planning and Zoning and public comment related there to have decided it is in the best interests of the citizens of Taneytown to implement said Ordinance.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF TANEYTOWN THAT:

That Section 205-35.5 be added as follows:

205-35.5 Backyard Chickens

Raising of chickens is permitted in residential districts subject to the following:

- A. A maximum of 6 chickens may be kept. Roosters are prohibited.
- B. A chicken coop is required. The minimum coop size shall be 4 square feet per chicken, and a run of 10 square feet per chicken is required. Coops and runs shall be included as accessory buildings or structures in conformity with all other requirements of the code.
- C. The minimum setback for a coop or run shall be 10 feet from any lot line,
- D. Coops and runs must be a minimum of 20 feet from any dwelling on the property.
- E. Coops must be in the rear yard of the property.
- F. A backyard chicken keeper certificate or equivalent shall be required and submitted with any permit application. A certificate shall be required of both property owner and tenant for any leased property.
- G. Commercial activities, such as selling eggs is prohibited.

- 45 H. Issuance of a City zoning certificate shall be required prior to establishing a flock. Proof of
46 registration with the Maryland Department of Agriculture is required within 90 days of
47 zoning certificate issuance, or the zoning certificate shall be revoked.
48 I. Must comply with all other County and State regulations.
49

50
51 INTRODUCED THIS ____ DAY OF _____, 2023
52

53 _____
54 CLARA KALMAN, CITY CLERK
55

56 PASSED THIS ____ DAY OF _____ 2023 BY A VOTE OF ____
57 COUNCILMEMBERS IN FAVOR AND ____ COUNCILMEMBERS
58 OPPOSED.
59

60 _____
61 CLARA KALMAN, CITY CLERK
62 APPROVED THIS ____ DAY OF _____ 2023.
63

64 _____
65 CHRISTOPHER G MILLER, MAYOR
66

67 APPROVED AS TO FORM AND LEGAL SUFFICIENCY
68 THIS ____ DAY OF _____, 2023.
69

70 BY: _____
71 JACK A. GULLO, JR., CITY ATTORNEY