

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
Barry Garner

AGENDA TANEYTOWN PLANNING COMMISSION NOVEMBER 27, 2023 7:30 PM

Meeting Opening: Pledge, Roll Call ▶

Jim Parker, Chairman, Planning Commission

Review and Approval of Minutes of October 30, 2023 ▶

Delegations and Action Items. ▶

- Pat Small. 11 Franklin Street. Seeking concept site plan waiver. ▶
- Garnet Ridge. Seeking concept site plan approval for a subdivision. ▶

Ordinances and Agreements for Review ▶

- Ordinance 09-2023 Backyard Chickens. Planning Commission discussion. ▶

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 ▶
Feeser Property North. Hardware Store and Lumber Yard.

Active Subdivisions

Mountain Brook
Taney View
Garnet Ridge ▶

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 ▶

County Update ▶

Tiffany Fossett, Carroll County Planning Liaison

Old Business ▶

New Business ▶

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.

11 Franklin St
Building

11 Franklin St



2D



Franklin St

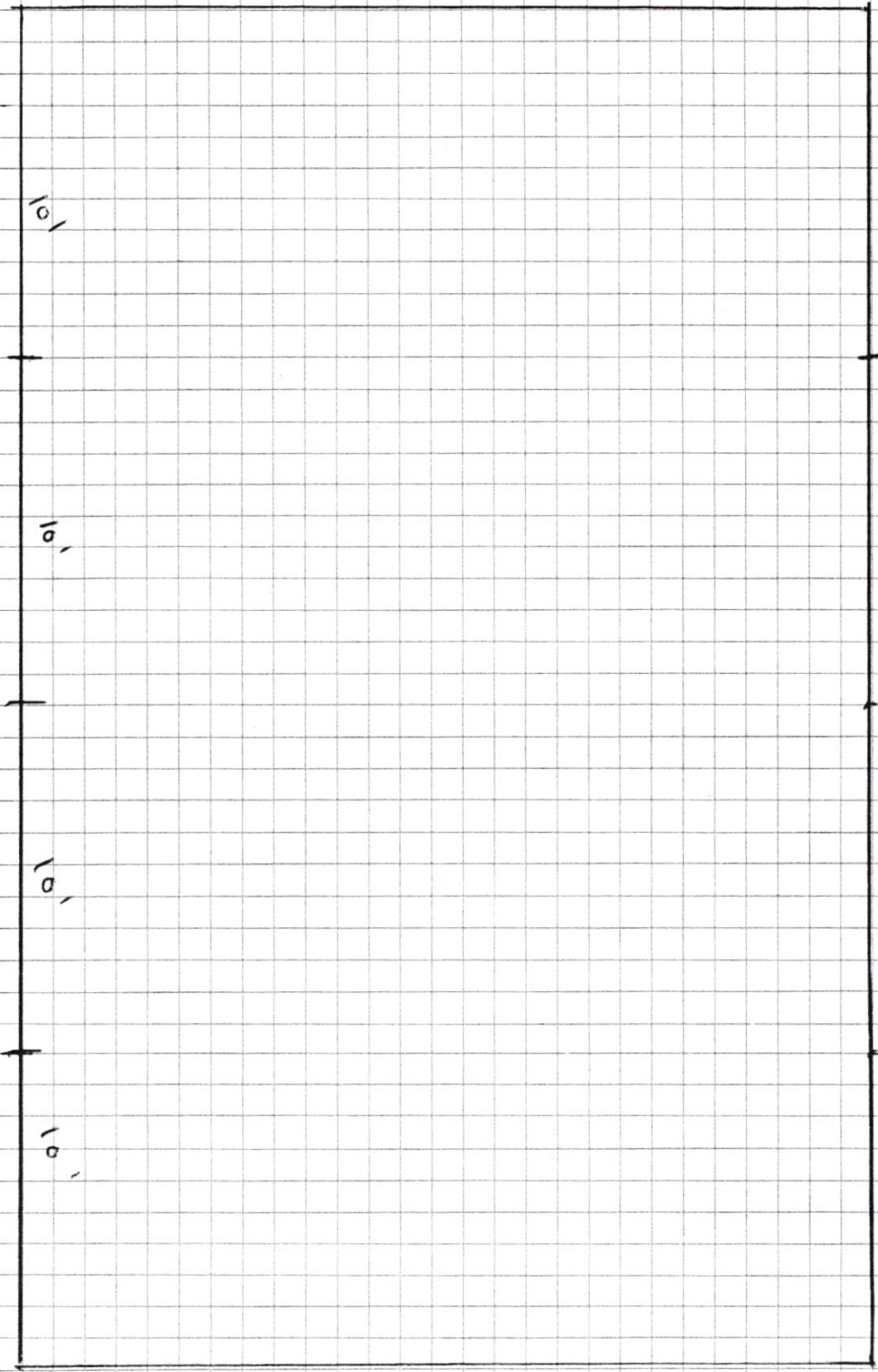
Toneytown
Auto Parts

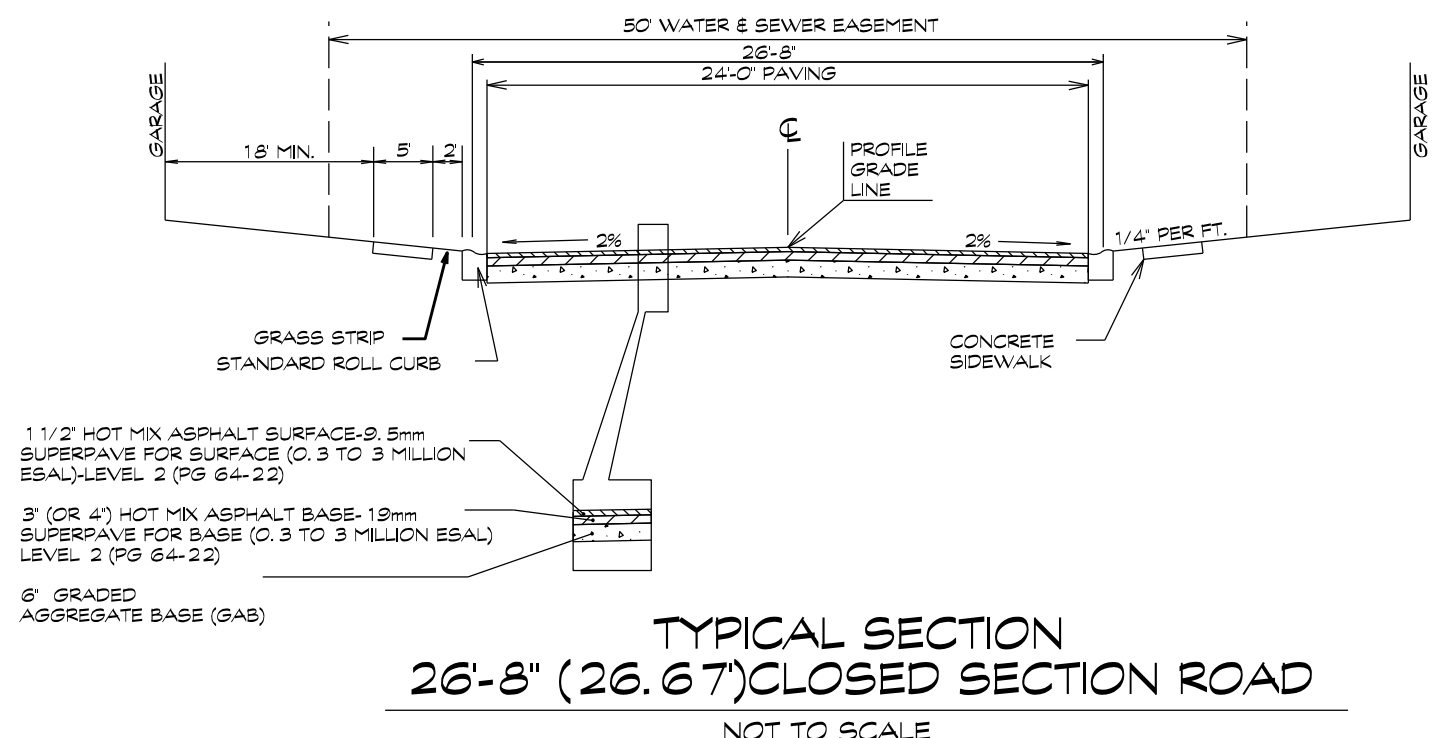
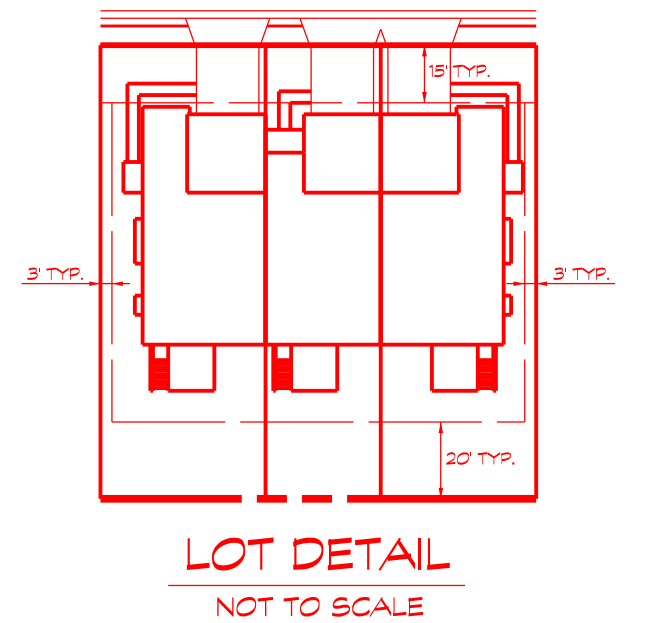
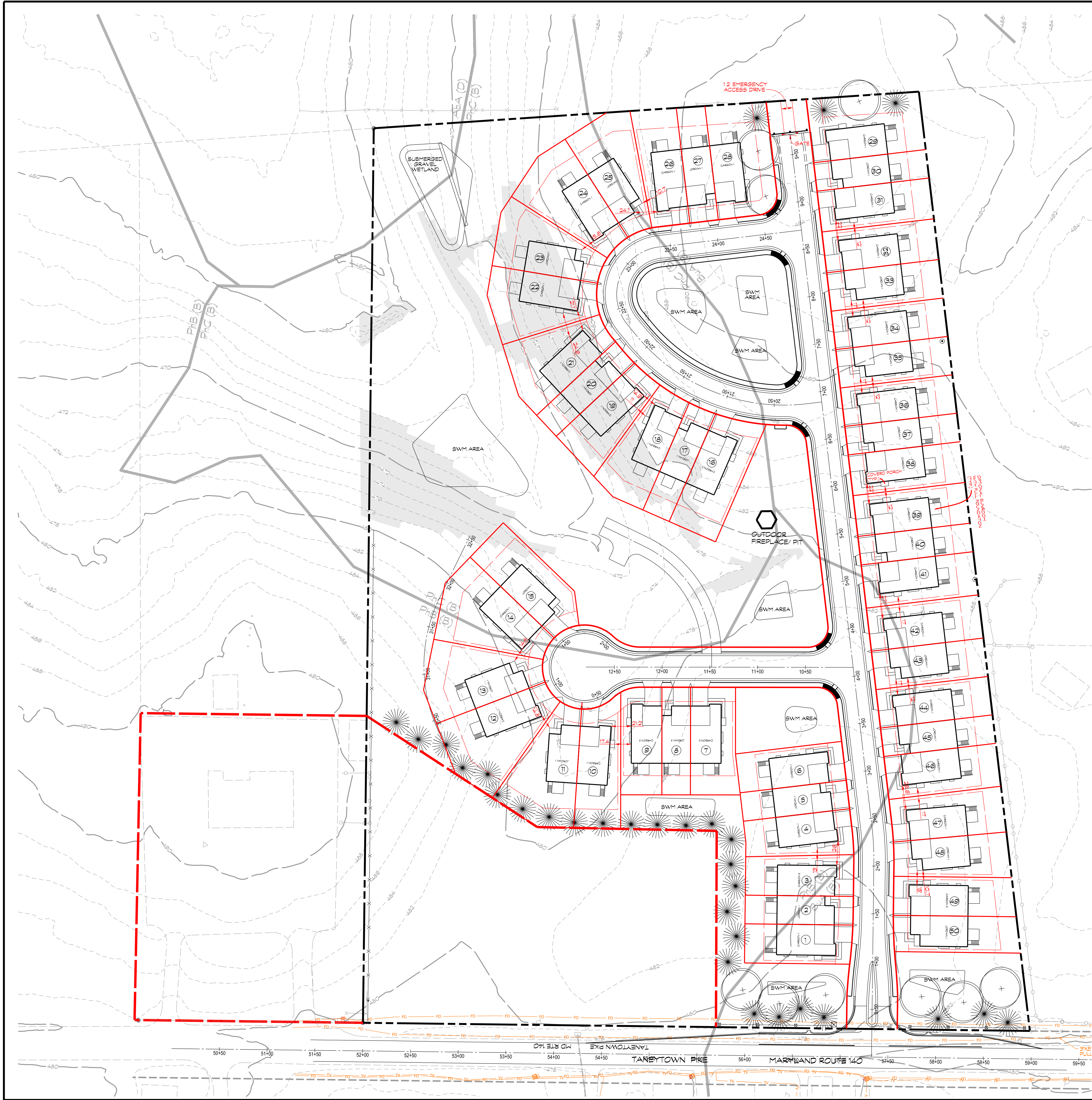
25' ±

6,020 sq ft
70 x 86

Roberts Mill

Antrim St





10 TRIPLEX BUILDINGS (30 UNITS)
10 DUPLEX BUILDINGS (20 UNITS)
20 BUILDINGS (50 UNITS TOTAL)

SITE AREA= 14.40 AC.

CONCEPT PLAN GARNET RIDGE



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51028, EXPIRATION DATE: JUNE 1, 2023.

Date	Revisions	Drawn By:	JW
		Designed By:	JW
		Reviewed By:	
		Date:	NOV. 7, 2023
		Scale:	1"= 50'
		Job No.:	2022076
		Sheet:	1 OF 1

CITY OF TANEYTOWN
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; and

WHEREAS, the Mayor and City Council of Taneytown have adopted Zoning Regulations for the City of Taneytown contained in Chapter 205 of the Code of the City of Taneytown; and

WHEREAS, Article V – Supplementary District Regulations of the Zoning Code regulates accessory uses ; and

WHEREAS, the Mayor and City Council of the City of Taneytown believe it is in the best interests of the citizens of Taneytown to implement zoning regulations to define, regulate and permit the raising of Backyard Chickens, under certain conditions and circumstances as defined by this Ordinance; and

WHEREAS, the Taneytown Planning and Zoning Commission have reviewed this Ordinance at their November 27, 2023 meeting and voted to recommend that the Mayor and City Council for the City of Taneytown approve and adopt the 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 ordinance on December 6, 2023 to receive public comment; and

WHEREAS, after considering the matter, and the Planning and Zoning Commission's recommendation and public comment related this ordinance have found that it is in the best interests of the citizens of Taneytown to adopt said Ordinance.

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

Section 1. That Section 205-1 be amended as follows to add:

BACKYARD CHICKENS – Chickens that are raised in the City which meet the requirements of the zoning ordinance. Said practice shall not be considered animal husbandry as referenced in the zoning code.

Section 2. 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 six (6) chickens may be kept. Roosters are prohibited.
- B. A chicken coop is required. A chicken coop is defined as a small enclosed area or structure in which the chickens are kept. The minimum coop size shall be 4 square feet per chicken and enclosed on all sides and roofed,
- C. A chicken run is required. A chicken run is defined as an outdoor enclosed area attached to a chicken coop in which the chicken is allowed to range freely. A run of 10 square feet per chicken is required. Chickens must be confined within coops and runs.
- D. Coops and runs shall be considered as accessory buildings or structures in conformity with all other requirements of the code.
- E. The minimum setback for a coop or run shall be 10 feet from any lot line,
- F. Coops and runs must be a minimum of 20 feet from any dwelling.
- G. Coops must be in the rear yard of the property.
- H. 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.
- I. Commercial activities, such as, but limited to selling eggs, is prohibited.
- J. Issuance of a City zoning certificate shall be required prior to obtaining any chickens.
- K. Prior to obtaining a zoning certificate, a copy of the registration for the backyard chicken with the Maryland Department of Agriculture shall be submitted to the City
- L. Compliance with all other County and State regulations.

INTRODUCED THIS ____ DAY OF _____, 2023

CLARA KALMAN, CITY CLERK

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

CLARA KALMAN, CITY CLERK
APPROVED THIS ____ DAY OF _____ 2023.

CHRISTOPHER G MILLER, MAYOR

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

BY: _____
CITY ATTORNEY