

Taneytown Planning Commission
Approved minutes from September 25, 2023

The Taneytown Planning Commission met on September 25, 2023 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Myers and Brown, Councilman Tillman, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo and Commission member Isenberg did not attend this meeting. This meeting was open to the public in person.

-Minutes from the August 28, 2023, meeting were approved unanimously following a motion by Commission member Brown with a second by Commission member Myers.

DELEGATION AND ACTION ITEMS

-Recovery 180 (Grading). 162 West Baltimore Street. John Kotz spoke on behalf of Recovery 180 who is seeking an extension to the 60-day conditional Preliminary site plan approval that was granted at the July 31st meeting. Recovery 180 gave a portion of their property at the corner of Harney Road and West Baltimore Street for easements and deeds to Carroll County Roads and the State Highway Administration. This land will allow for a major improvement to the alignment at this intersection. The recordation of these deeds could take longer than the average Carroll County review process comment letters. Commissioner Brown made a motion to grant a 90-day extension (December 24th) with a second by Councilman Tillman. This motion passed unanimously.

Director Hale gave his report to the Planning Commission.

-City Manager Wieprecht and Director Hale had a meeting with the owners of the Tannery Barn to discuss some new ideas they have for their property on Frederick Street. Tannery Barn stormwater management is still being reviewed by city staff, CDM Smith and the Tannery Barn principals.

-City Manager Wieprecht and Director Hale had a meeting to discuss an interest to construct a new business in the General Business District.

-Director Hale and Chairman Parker attended a meeting at a residence that is contiguous to the Evapco proposed storage lot just outside city limits on Crouse Mill Road. The meeting was informational only. Evapco's proposed storage lot will require a hearing for a variance with the Carroll County Board of Zoning Appeals which is scheduled for September 26, 2023.

Update on active site plans.

-Evapco plans to present updates and façade renderings at our October Planning Commission meeting.

-Garnet Ridge. The concept site plan was approved on 2-27-2022. They did deliver Preliminary site plan prints in March of 2023.

Update on active subdivision.

-No updates.

Construction phase project.

-F.P. Duffy. They have their use and occupancy permit and are testing the large machine housed in the new building.

City Attorney Gullo was not present at this meeting.

Carroll County Planning Liaison, Tiffany Fossett's update.

-9/26 – BZA - A request for conditional use for a Contractor's Equipment Storage Yard and multiple variances. The site is located at Crouse Mill Road (at Rt. 140), Taneytown, Maryland on property zoned "A" Agricultural District in Election District 1. By: Evapco, Inc.

-10/12 Recommendation for award for Carroll County Housing Study RFP before BCC

-10/17 - Review of Final Draft 2023 Transportation Master Plan – Discussion

- Economic Development and Land Use study – continues to be edited by consultants

-Triennial update to the 2019 Water and Sewer Master Plan – continues to be reviewed by MDE

End of Tiffany Fossett's report.

Old Business.

-Number of items were discussed during old business. The Commission discussed the desire to continue working on the Comprehensive Plan update. Other items discussed were the street widths in the other Community Villages as being too narrow. It was suggested that the bypass road should be constructed from Route 194 through the Mountain Brook and Flowserve properties all at once. At some point SHA should be involved in giving input on the construction standards and the alignment of the bypass. There were also safety concerns about Garnet Ridge roads not connecting with the Sewell Farm. All Garnet Ridge roads are currently planned to be private streets.

New Business.

-None

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

With no further business, the meeting was adjourned at 8:13 PM following a unanimous approval of a motion by Commission member Brown with a second by Commission member Myers.

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