

Taneytown Planning Commission
Approved minutes from November 27, 2023

The Taneytown Planning Commission met on November 27, 2023 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Brown, Garner and Councilman Tillman. Commission member Myers attended remotely. Also present were City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. Planning Commission member Isenberg did not attend. This meeting was open to the public in person.

-Chairman Parker welcomed Mr. Barry Garner to the Planning Commission.

-Minutes from the October 30, 2023, meeting were approved unanimously following a motion by Commission member Brown with a second by Councilman Tillman.

DELEGATION AND ACTION ITEMS

-Taneytown Auto Parts. 11 Franklin Street. Owner Pat Small is requesting a site plan waiver. The Planning Commission granted a site plan waiver for a project at this site on May 22, 2023. (At the May 22, 2023, meeting Chairman Parker and Commission members Brown, Myers, and Isenberg voted to approve the waiver. Councilman Tillman abstained from the vote). Since that meeting, the scope of the project changed, and a new presentation was deemed necessary. One of the buildings that was going to be renovated is now being demolished. Councilman Tillman felt that more information was necessary to approve the request for a site plan waiver. City Manager Wieprecht discussed the code with respect to site plan requirements and waivers. After more discussion Mr. Small will gather more information for a presentation at a later Planning Commission meeting. No action was taken at this meeting on Mr. Small's project.

-Garnet Ridge. Marty Hackett, CLSI. Seeking concept site plan approval for a subdivision. Garnet Ridge was previously approved for concept as a site plan development. Each of the 50 lots will be privately owned. This will be an active adult retirement community with a community village overlay. The HOA will maintain all roads, sidewalks, and utilities. The sewer and pumping station will also be private. The proposed roads will be 24' wide and 26' 8" from curb to curb.

Some of the discussion points from the Planning Commission about the Garnet Ridge subdivision. The width of the streets, on street parking, driveway lengths, and that there is only one entrance to Garnet Ridge. The developer has agreed to create an emergency use only connection point to the future Sewell Farm project. Each dwelling will have a two-car garage and a two-vehicle parking pad.

Jim Thomas from Diehl Road and Debbie Frazier from Taneytown Pike made statements to the Planning Commission.

Chairman Parker made a motion to approve the concept subdivision site plan for Garnet Ridge with the requirement that all streets be a minimum of 28' and a paved sidewalk would be installed by the developer from Garnet Ridge to the commercial property along Taneytown Pike which was seconded by Councilman Tillman. Commission member Brown also approved. Commission Members Myers and Garner voted against the approval. Chairman Parker's motion was approved by a vote of 3 for approval and 2 against.

-Ordinance 09-2023 Backyard Chickens. The Planning Commission made a couple of recommendations on the wording in the proposed ordinance. Staff will make those changes for presentation to the Mayor and City Council. Harry Meade, Baumgardner Avenue made a statement to the Planning Commission.

After discussion Commission member Brown made a motion for a favorable recommendation to the Mayor and City Council on Ordinance 09-2023, Backyard Chickens. The favorable recommendation was seconded by Commission member Garner. Commission member Myers and Councilman Tillman also supported the favorable recommendation. Chairman Parker was opposed.

Director Hale gave his report to the Planning Commission.

-Fain Moran of F. P. Duffy gave a tour of the site to members of the Planning Commission and were able to see the new building which houses the new bailing machine for his products.

Update on active site plans.

-No updates.

Update on active subdivision.

-Taney View may try for a variance for the required front yard setback on Baumgardner Avenue.

Construction phase projects.

-No updates.

Legal report.

-None.

Carroll County Planning Liaison, Tiffany Fossett's update.**Water & Sewer**

2022 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan

Planning has begun accepting applications for the spring amendment cycle to the 2023 Carroll County Water and Sewer Master Plan. Please have amendments to the department before February.

Transportation Master Plan

Approved by Planning Commission on November 14

Housing Study

BCC Recommended award for a bid for the Carroll County Housing Study on 11/02. The County is in the process of completing the contract and will be reaching out to municipalities for discussions on housing.

Background:

A housing study will provide professional consulting services for analyzing housing opportunities, current infrastructure, land use, and zoning patterns across the county. The study will also recommend housing options that align with the county's future needs for economic development.

The primary purpose of this study is to collect data, analyze trends, and assess current and future housing needs within the community. This information empowers the BCC, county planners, developers, and stakeholders to make informed decisions on housing development, affordability, and related policies.

Economic Development and Land Use Study

A draft study was presented to the County Planning and Zoning Commission on November 14. Staff plans to be before the Commission again on November 29 to collect their feedback. The Board of County Commissioners is scheduled to review the Study on December 21.

Background:

The Economic Development and Land Use Study officially kicks off the first leg of the county's 2025 Master Plan (or Comprehensive Plan). This Study is necessary for the county to receive an up-to-date evaluation of the county's current economic standing in the region as well as an understanding of how the county is positioned to grow and prosper while competing with other jurisdictions in the regional market.

County Staff are currently working with the Consultants on the final stages of the Study.

More information, including a copy of the draft Study, can be found on the [Bureau of Comprehensive Planning](#) webpage.

End of Tiffany Fossett's report.**Old Business.**

-None

New Business.

-City Manager Wieprecht updated the Commission the Taneytown Community Comprehensive Plan. The Mayor and City Council did include \$40,000 in the budget to get the process moving along. We hope to get requests for qualifications from a few firms and to meet with them soon after.

The next Planning Commission meeting will be January 29, 2024 at 7:30 PM.

With no further business, the meeting was adjourned at 9:09 PM following a unanimous approval of a motion by Commission member Brown and a second by Councilman Tillman

Submitted by:

Darryl G. Hale

Director of Planning and Zoning