

Taneytown Planning Commission
Approved minutes from March 27, 2023

The Taneytown Planning Commission met on March 27, 2023 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Mayor Pro Tem Fuller, Commission members Myers, Brown, Miller, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo attended the meeting remotely. Commission member Isenberg was not present. This meeting was open to the public in person.

-Minutes from the February 27, 2023, meeting were approved unanimously following a motion by Commission member Brown.

DELEGATION AND ACTION ITEMS

-Memorial Park Expansion. City of Taneytown. Concept plan presentation. Presenting was Director of Parks and Recreation Lorena Vaccare and Nate Merkel with ARRO Engineers. The park expansion will cover 21.43 acres. This will include 4 multi-use fields, a combination snack shack, storage area and a high ceiling in one section to facilitate cheer leading practice. There will be two parking lots with a total of 286 parking spaces. All fields will have bleachers. The expansion includes a tot lot and a lighted walking trail. The city will be applying to SHA for access on/off Frederick Street to the park. While the multipurpose building will have a restroom, park visitors will have access to portable restrooms. All fields will be lit with LED lighting.

-Wantz Chevrolet. New building for an existing business. Requesting a site plan waiver to construct a 14' x 36' storage facility. The building will have white vinyl siding and asphalt shingles on the roof. A motion was made by Mayor Pro Tem Fuller to waive the need for a site plan which passed with a unanimous vote.

-Recovery 180. 162 West Baltimore Street. Presentation of a concept site plan. Presenting was Michael Rothstein and Martin Rickell with CSLI Engineers. This facility can house up to 41 residents who will receive care at this site. Our code most closely considers this facility a hotel which is allowed in the General Business District. The city requires 15 parking spaces that will need to be constructed on the site. The Planning Commission was instructed to present concerns to City Staff who will discuss with City Attorney Gullo for more discussion at our next Planning Commission meeting. The Harney Road and West Baltimore Street intersection was discussed. Mr. Rothstein mentioned that he would be willing to discuss land dedication or an easement for future alignment at that intersection. Mr. Rickell suggested that it would be helpful to get concept plan approval so the project could proceed at the County planning level. Attorney Gullo suggested that notes could be recorded on the plan to address the number of rooms permitted and that the parking at the site is for that number of existing rooms. The same would be for the number of EDU's required once that number has been tabulated by CSLI. CSLI will provide a rough sketch concerning the intersection of 140 West and Harney Road. Mr. Rickell was advised that he could meet with Carroll County to discuss what they would require concerning this project. More discussion at next month's meeting.

-Belisimos Restaurant. 448 East Baltimore Street. Scott Landis with BPR Surveying spoke to the Planning Commission. Director Hale asked the Planning Commission to discuss the latest site plan with respect to the changes on Merwyn Drive. Engineers for Belisimos have decided to use the Carroll County accepted design for a "pullover" on Merwyn Drive instead of widening Merwyn Drive. After a motion by Commission member Myers to accept the revised plans for Belisimos Restaurant, the motion passed unanimously.

ORINANCES FOR REVIEW

Presentation of the 2023 Carroll County Water and Sewer Master Plan update. Presented by Tiffany Fossett, Carroll County Planning liaison. This update follows the 2010 Taneytown Community Comprehensive Plan. After the presentation and discussion, Commission member Myers made a motion to allow Chairman Parker to sign and certify the letter to present to Carroll County for the 2023 Triennial Water and Sewer Master Plan. Commission member Myers' motion for the Planning Commission to certify the report passed unanimously.

Director Hale gave his report to the Planning Commission.

-City Manager Wieprecht and Director Hale had a meeting with Garnet Ridge representatives and Carroll County Bureau of Developmental Review. There was also a meeting with County staff to discuss Planned Major Streets for Taneytown.

-City staff held a concept meeting to discuss the expansion of Memorial Park.

City Manager Wieprecht report to Planning Commission.

-The City Manager Wieprecht updated the Planning Commission on the variance that was requested to the entrance to Bollinger Park. The city is expecting the approved variance to the park entrance and will present it to the Planning Commission at the April meeting.

Discussion of Hartman Street. Hartman Street is the planned street connecting Carnival Drive to Antrim Boulevard. What needs discussed is does the Planning Commission require the developer of the Feeser property connect Hartman from the existing dead-end stub to Antrim Boulevard or should the city acquire an easement or a right of way dedication from the dead-end stub to the developed part of Hartman Street from the developer? Typically, when there is a planned street, the developer would construct that street. Mayor Pro Tem Fuller would like to get a cost analysis to build the portion of Hartman Street if Mr. Lapp was not required to construct the entire street. Mayor Pro Tem Fuller will discuss this matter at the April Mayor and City council meeting.

City Attorney Gullo's report.

-The Sirian property has been acquired by the city for the purpose of constructing a portion of a planned major roadway. This is a 4-acre parcel of land that abuts a county owned parcel which abuts Trevanion Road across from Antrim Boulevard. The Sirian property will be added to the County parcel and later Carroll County would allow Taneytown to use that land for the purpose of constructing a portion of the Taneytown bypass.

-Carroll County Planning Liaison, Tiffany Fossett's update.

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

Forwarded to MDE for Final approval on Wednesday February 8th.

Transportation Master Plan

The Planning Commission has been reviewing draft chapters at their regularly scheduled meetings and will continue to do so over the next several months. During February and March, the review focused on Planned Major Streets, including those discussed with town staffs last year.

Annual Report

Planning is compiling information for the 2022 Annual Report due to the Maryland Department of Planning (MDP) by July 1st.

2022 Carroll County Hazard Mitigation Plan (HMP)

The revisions to the Hazard Mitigation Plan that were submitted to FEMA for review on February 28 have been accepted, and our plan is now in "approvable pending adoption" status.

The next step in the process will be for the Carroll County Board of Commissioners to formally adopt the Plan; County staff is in the process of securing time on the Board's Open Session agenda to accomplish adoption.

Economic Development and Land Use Study

The first public workshop for this Study was held on February 16. Participants were able to indicate Carroll's assets and constraints in groups. The next public workshop is planned for April 27 at 5:00 PM at Exploration Commons, 50 East Main St., Westminster. Information on the Study can be found on the Department of Planning's webpage. Please note that public participation is strongly encouraged!

Note: The *Economic Development and Land Use Study* officially kicks off the first leg of the county's 2025 General Development Plan (or Master 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. **End of Tiffany Fossett's report.**

-The next Planning Commission meeting will be April 24, 2023, at 7:30 PM.

With no further business, the meeting was adjourned at 9:59 PM following a unanimous approval of a motion by Mayor Pro Tem Fuller.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning