

Taneytown Planning Commission
Approved minutes from 01-30-2023.

The Taneytown Planning Commission met on January 30, 2023, at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Isenberg, Myers, Miller, Brown, Councilman Hand, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo attended the meeting remotely. This meeting was open to the public in person.

-Minutes from the November 28, 2022, meeting were approved unanimously following a motion by Chairman Parker with a correction to add the word "well" concerning the MPCA training in Director Hales report to the Planning Commission.

DELEGATION AND ACTION ITEMS

-Belisimo's Restaurant. 448 East Baltimore Street. Concept site plan presentation. Presented by Randy Bachtel, BPR Surveyors and owner Frank DiFatta. Belisimo's will operate as a delivery and takeout only restaurant. Normally there will be two employees working inside and two drivers who will be delivering food. The amount of parking was discussed. Belisimo's will operate 7 days a week. There will be a pre-submittal meeting with Carroll County on January 31st. Councilman Hand made a motion to approve the concept site plan which passed with a unanimous approval.

Director Hale gave his report to the Planning Commission.

-There were a few comment letters on Bollinger Park and Storage Today. Still waiting for final approval on Bollinger Park. Storage Today is making progress and plans to present revised drawings to the Planning Commission in February. Both lots from the Danner property on West Baltimore Street and Westview Drive have been sold and the property on Westview Drive has applied for a zoning certificate.

-City Attorney Gullo had no report.

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

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

Approved by MDE on October 7th, the full amendment is on the Department webpage.

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

BCC Public Hearing held on January 12th, Discussion and Decision January 26, forward to MDE for Final approval on February 3rd.

NOTE - The Planning Department is not processing a 2023 Spring Amendment, as the goal is to complete the 2022 Triennial update by late Spring.

Amendment Procedures and Application Link (in the process of updating):

[Water & Sewer Master Plan Amendments Process & Application](#)

Reminder - Triennial Update to the 2019 Carroll County Water and Sewer Master Plan - Reminder

Planning is processing the Triennial Update. Municipal W/S chapters and maps were distributed to Municipal staff for review and updates. Please contact Price Wagoner, wwagoner@carrollcountymd.gov with questions pertaining to updates to the water/sewer chapters and maps. February, March and April PZC meetings, Planning will request consistency with Comprehensive Plans.

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 will focus on Planned Major Streets, including those discussed with town staff last year.

Annual Report

Planning will be compiling information for the 2022 Annual Report due to the Maryland Department of Planning (MDP) by July 1st. Planning is requesting Planning Commission approved information and supporting data with certification letters are submitted to Planning by Municipal staff by March 17.

MDP requests each municipality provide an Annual Report. Providing data to the countywide submittal will cover the state requirement. Please contact MDP or Tiffany Fossett, tfossett@carrollcountymd.gov, with questions about the Annual Report.

2022 Carroll County Hazard Mitigation Plan (HMP)

The County's Department of Public Safety received FEMA's Plan Review Tool with required and recommended revisions to the HMP. Public Safety met with County agencies and municipalities to review the required revisions on January 9, and met with FEMA to review their comments on January 17. The County will be working with Municipal staff to revise and resubmit the draft HMP to FEMA.

Updated requirements for the HMP will be going into effect mid-April, so required modifications need to be made as soon as possible.

Local communities must have a FEMA approved Hazard Mitigation Plan in place to receive Federal grant funds for hazard mitigation projects. According to FEMA's Local Hazard Mitigation Planning Handbook, mitigation is defined as any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event.

Economic Development and Land Use Study 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.

The first public workshop on this Study will be held on February 16, 2023, from 5:00 to 7:00 PM, at Exploration Commons, 50 East Main Street, Westminster. Staff will be available to answer any questions from the Public. **End of Mrs. Fossett's report.**

Old Business.

-Sewell Farm. Discussion on Worthington Boulevard. City Manager Wieprecht led the discussion. Discussion on the Worthington Boulevard a planned road as shown on the Sewell Farm concept plan. This would be a public street. The proposed route crosses a substantial flood plain. The comprehensive plan shows the need for a 160 foot right of way and would have included parallel multipurpose trails and landscaping along the roadway. There was discussion about the size of the required roadway. We might want to look at the width of Antrim Boulevard or the City may need to commission a study to look at items like environmental impacts etc. A study for the Worthington portion of the by-pass has not been done. A corridor study has been done for the Antrim portion. It was decided to further discuss this matter at a future meeting.

New Business.

-Community Village discussion. Discussion on alleys and rear loaded garages. The city has heard from multiple developers and builders that their buyers have little interest in alleys and rear loaded parking. It was discussed that for all attached homes (3 or more), alleys would be required and have rear loaded garages with no parking in the front yard setback area provided they backed up to another group of like dwellings. For single family dwellings garages will be in the front and will not have alleys to the rear. If the Mayor and City Council decide to make changes to the Community Village ordinance those changes would come back to the Planning Commission for comment.

-Carroll County Annual Report for 2022.

Director Hale presented to the Planning Commission the Carroll County Annual Report for 2022. After review by the Commission a unanimous approval was given for Director Parker to sign the Carroll County Annual Report for 2022, following a motion by Councilman Hand.

-Discussion of the Taneytown Community Comprehensive Plan, Chapter 3.

City Manager Wieprecht led a discussion on the approach to this chapter. After discussion it was decided to continue working on Chapter 3 at the next meeting.

-Discussion on public outreach to encourage citizen input.

We discussed a possible starting time change for Planning Commission meetings. It was also discussed about maybe adding more information to the agenda so the citizens would have a better understanding of what is to be discussed.

-The next Planning Commission meeting will be February 27, 2023, at 7:30 PM.

With no further business, the meeting was adjourned at 9:34 PM following unanimous approval of a motion by Commission member Brown.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning