

Taneytown Planning Commission
Approved minutes from July 31, 2023

The Taneytown Planning Commission met on July 31, 2023 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Councilman Tillman, Commission members Myers, Brown, Isenberg, 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.

-Chairman Parker opened the meeting by giving Planning Commission members an update on their terms on the Commission. When appointed the new member will be the alternate.

-Minutes from the June 26, 2023, meeting were approved unanimously following a motion by Commission member Brown with a second by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Olajumoke Azeez. 57 Bristoe Station Road. Taneytown Zoning Board of Appeals case 2023-222. Presentation for a request of a special home occupation-daycare. The BZA hearing will be on August 1, 2023, at 7 p.m. Director Hale discussed with the Planning Commission Mrs. Azeez's business plan. The home daycare will use less than 25% of the dwelling. She has a plan for emergency escape and for off street parking for pickup and drop off. The daycares hours will be Monday through Friday from 9 a.m. until 5 p.m. She will be the only staff and she will be permitted for up to 8 children in her daycare, ages 2-6 years. Commission member Myers made a motion for a favorable recommendation to the BZA for the zoning and use of the dwelling for daycare. The Commission had concerns about the basement egress, only one person on site to handle pickup and drop off of the children and that a portion of the yard should be fenced. Commission member Brown gave a second for the favorable recommendation to the BZA which passed unanimously.

-Mountain Brook. Residential development. Community Village. Concept site plan presentation only. Presented by Marty Hackett with CLSI and Rick Hoehn with KCI Technologies. Mr. Hoehn discussed with the Planning Commission the major planned roadway with a 90' right of way. One of the challenges with this property is a large flood plain that will need to be crossed. The townhouses will be built adjacent to the restricted industrial district. The single family homes will be shielded from the townhouses. All homes will be at least 50' from the planned major road. This could create a linear park along the roadway. Mountain Brook will be built in phases and will take place over several years. The existing pond will be preserved. Some of the amenities will be a trail system, a playground, pavilions, fitness stations, and a lawn amphitheater. The Mountain Brook developers are willing to dedicate approximately five acres of land to the city for additional ball fields at Memorial Park. This dedication of land will be at the beginning of phase 1A. The total acreage is 167. As proposed, there will be 454 dwellings and almost 78 acres will be open space. A traffic study will be required for this project.

-Recovery 180. Preliminary site plan. Seeking approval for the grading plan. The Planning Commission gave conditional preliminary site plan approval pending an approval letter on the stormwater management from the city engineers at CDM Smith. The conditional approval time limit is 60 days. Following a motion from Commission member Myers and a second by Commission member Isenberg the motion passed unanimously.

Director Hale gave his report to the Planning Commission.

-CDM Smith and city staff met with Evapco to discuss storm water management at the site.

-Meadowbrook 7 has been removed from the agenda.

-Parks and Recreation Director Vaccare will present the preliminary site plan for the Memorial Park expansion at our August meeting.

-Met with Raronize Distillery to discuss water and sewer service to the site at the Feeser property at Antrim south.

-City Attorney Gullo's report.

Attorney Gullo and City Manager Wieprecht discovered the need to make some technical amendments to the Community Village ordinance. The technical amendments do not need to come back to the Planning Commission for approval. The changes to the definitions for housing types will be returned to the Planning Commission for a public hearing.

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

Items for Taneytown PC – July 2023

NOTE - The Planning Department is not processing a 2023 Fall Amendment - NOTE

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

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

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

Board of County Commissioners adopted the 2019 Carroll County Water and Sewer Master Plan on 6/29/2023. The Plan will be sent to MDE in July for final approval. The 2023 Triennial Update to the Water and Sewer Master Plan does not go into effect until final approval from MDE.

Transportation Master Plan

The Planning Commission is reviewing draft chapters at their regularly scheduled meetings and will continue to do so over the next several months. During May the review will focus on prioritizing planned roadway projects and a discussion of emerging transportation trends.

Economic Development and Land Use Study County Staff are currently working with the Consultants on the final stages of the Economic Development and Land Use Study. A draft study is proposed to be presented to the County Planning and Zoning Commission soon. A subsequent final County Planning and Zoning Commission meeting will follow to gather Commission feedback. The Board of County Commissioners is scheduled to review the final Study after the Commission. More information on the Study can be found on the Department of Planning's webpage, including the draft Study when it is ready for public review and comment. So please stay tuned!

Please contact Andrew Gray, agray@carrollcountymd.gov, with questions about this Study.

Director Lynda Eisenberg left the Department of Planning last month. Chris Heyn, Director of Land and Resource Management is acting Director of Planning.

End of Tiffany Fossett's report.

The next Planning Commission meeting will be August 28, at 7:30 PM.

With no further business, the meeting was adjourned at 9:03 PM following a unanimous approval of a motion by Commission member Brown with a second by Councilman Tillman.

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