

**Taneytown Planning Commission**  
**Approved minutes from June 26, 2023**

The Taneytown Planning Commission met on June 26, 2023 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Myers, Brown, Isenberg, Director Hale and Carroll County Planning liaison Tiffany Fossett. Councilman Tillman and City Manager Wieprecht attended the meeting remotely. City Attorney Gullo did not attend the meeting. This meeting was open to the public in person.

-Minutes from the May 22, 2023, meeting were approved unanimously following a motion by Commission member Isenberg with a second by Commission member Brown.

**DELEGATION AND ACTION ITEMS**

-None.

**Ordinances and Agreements for Review.**

**-May 2023 Community Village Discussion Draft.** City Manager Wieprecht led the discussion on the proposed changes in the Community Village ordinance. We discussed a proposed change to allow special home occupations in a Community Village like they are in other districts throughout the city. The process would still require a Board of Appeals hearing for the applicant with all contiguous neighbors being notified and being able to express their opinion at the hearing. The Planning Commission also discussed the mixing limits where attached multifamily units are included. Not including retirement dwellings, assisted living or nursing home units, where attached multifamily structures are to be part of the mix, the sum of the number of dwelling units in attached multifamily structures within parcels of 150 acres or less shall not constitute more than 50% of all dwelling units in the community village. For properties larger than 150 acres, where attached multifamily structures are to be part of the mix, the sum of the number of dwelling units in attached multifamily structures shall not constitute more than 40% of all buildable land area in the community village. Open space and parkland discussion.

Permanent open space required. Where alleys are provided throughout the community, not less than 25% of the gross land area of the community village shall be allocated to and shall remain in permanent open space, provided that this minimum shall in no way limit the ability to require a greater percentage of the gross land area to remain in permanent open space in the approval of a community village. The required open space shall be exclusive of any reservations required by the Official Comprehensive Plan (e.g., public school sites, primary and secondary highways, regional stormwater management facilities or public utility structures and the like). Where alleys are provided only for attached dwellings, not less than 35% of the gross land area shall remain in permanent open space. The Planning Commission then discussed changes to parking requirements.

Dwelling Type	On-Site Parking Spaces Required*	Off-Site Parking Spaces Required
Single-family detached		
On lots 10,000 square feet or greater	3	0
On lots less than 10,000 square feet	2 (3 on site spaces will meet the requirement)	1
Semidetached (each unit)	2	1
Multifamily		
Quadruplex (each unit)	2	1
Townhouse (each unit)	2 (2.5 on site spaces will meet the requirement)	.5
Condominium (each unit)	3	0
Apartment (each unit)	3	0
Retirement dwellings (each unit)	2	
Assisted living (each unit)	5 plus one for each employee on largest shift	
Alternative living unit (ALU)**	3	
Nursing/domiciliary care	1 for every 3 beds, plus 1 for each employee on largest shift	

**NOTES:**

\*Required off-lot parking spaces shall be arranged and assigned in common parking areas located in proximity to the dwelling units to be served. Offsite spaces shall be required only when on-site parking is less than the prescribed total number of parking spaces per unit.

Numerous evening and weekend trips to observe available parking in a completed Meades Crossing have consistently shown adequate available parking under the current ordinance. Discussion on the Community Village amendments has been completed.