

**Taneytown Planning Commission**  
**Approved Minutes of 2-27-2023.**

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

Minutes from the January 30, 2023 meeting were approved unanimously following a motion by Commission member Brown.

**DELEGATIONS AND ACTION ITEMS.**

**-Restoration Cottage.** Presenting was Karen Iglehart, business owner seeking a site plan waiver. Restoration Cottage will provide acupuncture and life coaching services to its clients. Most of the life coaching will be done remotely. Mrs. Iglehart stated that at this time she would be the only practitioner but there is office space for three in the building. All business will be by appointment only. City code requires three spaces per practitioner. A motion was made by Commission member Myers to waive the site plan and to allow two practitioners because there are currently six parking spaces on site. If a third practitioner were to operate out of this business it is agreed that Mrs. Iglehart would construct parking spaces 7, 8, and 9. Commission member Myers motion passed with a unanimous approval.

**-Storage Today.** Bill Brennan presenting a preliminary site plan. One major concern is an existing sewer line and is it public or private line and its position to a retaining wall. A motion was made by Commission member Brown to approve the preliminary site plan which passed by a unanimous vote.

**-Feeser Property.** North side of Antrim Boulevard for a hardware store and indoor lumber yard. Presenting a concept site plan is Aaron Valentine and Martin Rickell with CSLI Engineers and the owner, Mr. David Lapp. The store will be 13,000 ft<sup>2</sup> and the indoor lumber yard will be about 8,000 ft<sup>2</sup>. Access to the site would be off Hartman Street by way of Antrim Boulevard. Several citizens spoke against this development. Some of the concerns were an increase with vehicular traffic and dangers to children who currently play in the streets, tree removal (existing buffering), worsening of storm water run-off effecting existing properties after development, noise, and light pollution. City Manager Wieprecht explained the rigid standards that all development in Taneytown must pass as a project goes through storm water management reviews, final grading permit and various Carroll County agencies for review along with the review from our City Engineers, CDM Smith.

**-Belisimos Restaurant.** Presenting a revised site plan. Director Hale informed the Commission that we are still awaiting final approvals from Carroll County. During this meeting it was agreed that Merwyn Drive would be widened to 20 feet from Route 140 to the entrance of the Belisimos new parking lot on Merwyn Drive. City Attorney Gullo advised that the Planning Commission may authorize Director Hale the authority to issue permits once all the Carroll County review agencies have given final approval. Commission member Myers made a motion to grant a conditional approval based on all county review agencies giving final approval to the City of Taneytown. Commission member Myers motion passed with a unanimous approval.

**-No actions items were on the agenda and there were no ordinances or agreements for review.**

**-Planning and Zoning Report.**

Director Hale gave his report to the Planning Commission. At our next meeting we will have a concept presentation on the Memorial Park Expansion with new multipurpose fields, a snack shack, storage room and an area that has tall ceilings for cheer leading practice. City Manager Wieprecht and Director Hale will have a pre submittal meeting with Carroll County development review for Garnet Ridge development and also meet with Carroll County Planning for Planned Major Streets in Taneytown on March 2, 2023.

**-City Attorney report.**

Attorney Gullo had no report for the Planning Commission.

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

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

Forwarded to MDE for Final approval on Wednesday February 8<sup>th</sup>.

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

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

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](mailto:wwagoner@carrollcountymd.gov) with questions pertaining to updates to the water/sewer

chapters and maps. **Staff to present respective chapters at the March, April & May 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 is 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](mailto:tfossett@carrollcountymd.gov), with questions about the Annual Report.

### **2022 Carroll County Hazard Mitigation Plan (HMP)**

The County has requested information from Municipal staff for FEMA's required revisions so the draft can be submitted 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.

Note: 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 first public workshop on this Study was held on February 16, at Exploration Commons in Westminster. 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.**

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. Information on the Study can be found on the Department of Planning's webpage. Please note that public participation is strongly encouraged! **End of Tiffany Fossett's report.**

### **-Old Business. Taneytown Community Comprehensive Plan. Chapter 3.**

The Planning Commission completed the revisions to Chapter 3 of the Taneytown Community Comprehensive Plan.

With no further business, the meeting was adjourned at 9:45 PM following unanimous approval of a motion by Commission member Brown.

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