

Taneytown Planning Commission
Approved minutes from August 28, 2023

The Taneytown Planning Commission met on August 28, 2023 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Myers, Brown, Isenberg, City Manager Wieprecht, Director Hale and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo and Councilman Tillman attended the meeting remotely. This meeting was open to the public in person.

-Minutes from the July 31, 2023, meeting were approved unanimously following a motion by Commission member Isenberg with a second by Commission member Brown.

DELEGATION AND ACTION ITEMS

-Memorial Park expansion. Director of Parks and Recreation Lorena Vaccare. Preliminary site plan presentation only. Director Vaccare stated that there have been no changes from the Memorial Park Expansion concept site plan to the preliminary plan presented today. The plans have been distributed to Carroll County Review and State Highway Administration. Comment and reviews letters are circulating back and forth.

-Mountain Brook. Residential development. Seeking concept site plan approval. Presented by Marty Hackett with CLSI and Rick Hoehn with KCI Technologies. No changes have been made since the original concept site plan was presented to the Planning Commission. Chairman Parker and City Manager Wieprecht discussed adequate public facilities with respect to Mountain Brook. The City Manager explained that all aspects of the adequate public facilities will be vetted prior to the approval of the preliminary site plan. One example given was that this project would not pass the adequate public facilities because of our current water and sewer capacity. Mountain Brook will be developed in multiple phases. Chairman Parker asked about the existing pond and the existing abandoned dwelling on the property. The developer hopes the pond will remain but explained that it would need to be tested for any pollutants and to see what if any improvements would be needed before making a final decision. The existing dwelling will not remain. Chairman Parker discussed his concern of what would happen if the by-pass did not continue over the Flowserve property to Route 140. The city plans to discuss with Flowserve the planned major road as this project advances through the site plan process. Traffic studies will be conducted during the site plan process as existing roadways, intersections, existing traffic, and projected traffic and more are all part of the adequate public facilities test. The city will hire a licensed traffic engineering firm, which will be paid for by the developer. Commission member Myers expressed concern over the street widths, especially for emergency vehicles. He also stated that he did not like the aesthetics of the front-loaded townhomes and a major concern that this project was viable without the bypass going across the Flowserve property to Route 140. Commission member Myers also voiced concerns about the alignment of the various segments of the bypass and how they would connect. Councilman Tillman made the statement that we should approve the concept plan so that we can further explore all the items the Planning Commission has concerns with. Mountain Brook development is an opportunity to have a major portion of the bypass built by a developer and to reinforce to the State Highway Administration that we are working to ensure that the bypass is constructed and that we need their participation as well. Councilman Tillman made a motion to approve the concept site plan and placed emphasis that all adequate public facilities are met prior to approving a preliminary site plan. Michael Breen with Ward Communities voiced a concern that not all adequate public facilities will be met prior to the preliminary site plan approval for the entire project. For instance, the city does not currently have water and sewer capacity for this project and will have to work towards acquiring that capacity over time. At this time Mountain Brook is slated to be built over a number of years in multiple phases. The City Manager stated that many items will need to be worked out as this project moves along in the planning process. After much discussion Chairman Parker seconded the motion. The motion to approve the concept site plan passed unanimously.

-Taney View. Minor subdivision. Informational only presentation. Marti Hackett with CSLI presented to the Planning Commission. This property is located at the corner of Taney Heights Drive and Baumgardner Avenue and is zoned R-7,500. The property owner would like to subdivide into two buildable lots. City staff and Attorney Gullo will be looking into the setbacks especially for the yard facing Baumgardner Avenue.

-Evapco 3rd Amended Site Plan. Seeking concept site plan approval. The presentation was made by Jim Matthias with DDC, Inc. Commission member Brown made a motion to approve the concept site plan which was seconded by Commission member Isenberg. The motion was approved unanimously.

Director Hale gave his report to the Planning Commission.

-Mountain Brook representatives and city staff met with Maryland Department of Environment to assess the water crossing at the site.
-The Planning Commission members that have elected to attend the Maryland Planning Commissioners Association conference in October have been registered. More information on lodging will be emailed to each attendee. The conference is scheduled for October 24-26, 2023.

-Still waiting for a letter for stormwater management approval from CDM Smith for Project 180.

-Tannery Barn stormwater management is currently being reviewed by city staff, CDM Smith and the Tannery Barn principals.

City Attorney Gullo's report.

-Attorney Gullo discussed with the Commission the importance of securing the dedication of land for State Highway Administration at the corner of West Baltimore Street and Harney Road as well as the area on West Baltimore Street in front of Project 180 for a needed realignment in the future.

-Mr. Gullo met with the applicant and attorney for Raronize Distillery to discuss the difficulty and expense of getting water and sewer service to the site at the Feeser property at Antrim south. The Raronize Distillery group may be reaching out to the city for some type of assistance in this matter.

-Taneytown bypass. The City Council has asked that a letter be sent to Carroll County to ask that they transfer two parcels at Trevanion Road across from Antrim Boulevard for the future bypass. One parcel was recently purchased by the City of Taneytown from the Sirian family, and the other parcel is owned by Carroll County.

-Attorney Gullo will be sharing a study on the bypass that was completed a number of years ago for Carroll County Government.

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

Mrs. Fossett reported that the Triennial Update to the Water and Sewer Master Plan is still being reviewed by Maryland Department of Environment. Carroll County Planning is still working on the Transportation Master Plan and the Economic Development land use study with the consultants.

End of Tiffany Fossett's report.

The next Planning Commission meeting will be September 25, at 7:30 PM.

With no further business, the meeting was adjourned at 8:56 PM following a unanimous approval of a motion by Commission member Brown with a second by Commission member Isenberg

Submitted by:

Darryl G. Hale

Director of Planning and Zoning