

Taneytown Planning Commission
Approved minutes from May 22, 2023

The Taneytown Planning Commission met on May 22, 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.

-Minutes from the April 24, 2023, meeting were approved unanimously following a motion by Commission member Brown with a second by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Feeser Property North. Requesting concept site plan approval. (Hardware store and Hartman Street discussion). Hartman Street was discussed by the Commission. The Mayor and City Council at their May meeting discussed the desire to obtain a right of way or easement for Taneytown to construct Hartman Street from the stub at Carnival Drive to the proposed Hardware store entrance. The city has no intention of constructing Hartman Street at this time. After discussion, Commission member Brown made a motion to approve the concept site plan for the Hardware store project and was seconded by Councilman Tillman. This motion passed unanimously.

Evapco 3rd Amended site plan for office expansion. Presented by Mike McCann with DDC Inc. Concept site plan presentation only. Mike McCann discussed that parking will be addressed as part of the expansion design. The proposed building will have a height is 54 feet. The maximum building height is 50 feet in the Restricted Industrial District. Evapco will be presenting at the Planning Commission meeting in June with a goal of asking for a variance from the Taneytown Board of Zoning Appeals on August 1, 2023. Bill Jones with Evapco joined Mr. McCann to discuss the Evapco project. Evapco plans to add 160 new administrative employees over the next 10 years. They currently have around 550 employees in Taneytown. Councilman Tillman asked about water allocation for this project. City Manager Wieprecht explained that when the Planning Commission approves the preliminary site plan, water allocation will be assigned.

Recovery 180. Requesting concept site plan approval. Martin Rickell with CSLI produced a drawing to show the realignment of Harney Road at West Baltimore Street which meets the standards of Maryland State Highway Administration. The principals of Project 180 have been very receptive in working with the city on land use to allow for the realignment of this intersection. Concerns were expressed with the number of bed/patients in each room, and the number of patients for each bathroom. Project 180 staff explained that the bathrooms would be expanded to allow for greater use at one time. This facility will be continuously staffed by personnel. Commission member Myers made a motion to approve the concept site plan which was seconded by Commission member Isenberg. This motion passed with unanimous approval.

Taneytown Auto Parts. 11 Franklin Street. General Business District. Requesting a site plan waiver. Presenting is owner Pat Small. Mr. Small would like to demolish two buildings, remove one building's roof, construct a 56' x 62' building and replace the trusses on the renovated building to match the elevation of the new building. Commission member Brown made a motion to approve the site plan waiver which was seconded by Commission member Isenberg. Chairman Parker and Commission member Myers approved of the motion of a waiver and Councilman Tillman abstained from a vote.

Director Hale gave his report to the Planning Commission.

Active Site Plans.

-Bollinger Park. The Mylar and paper copies were signed by all principals. The city is awaiting one more permit and construction should begin in the next few weeks.

-Belisimos Taneytown. They are in receipt of a City of Taneytown zoning certificate.

-City Attorney Gullo's report. Mr. Gullo had no report for the Planning Commission this month.

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

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

On May 16, the Carroll County Planning and Zoning Commission certified that the 2023 Triennial update to the *Carroll County Water and Sewer Master Plan*, as it pertains to the County, is consistent with the *2014 Carroll County Master Plan*, 2019 Amendment and the *2018 Freedom Community Comprehensive Plan*.

Please contact Price Wagoner, wwagoner@carrollcountymd.gov with questions pertaining to updates to the water/sewer chapters and maps.

Transportation Master Plan

We will be taking a completed draft of the entire document to the PC this summer for their review. The up-to-date information can be found on the Carroll County Department of Planning's website.

Annual Report

On May 10, staff sent a draft of the 2022 Annual Planning Report to the 8 municipalities for review and comment. The Report is scheduled for introduction to the County PZC on June 7, and for certification on June 20. The certified report is due to the Maryland Department of Planning (MDP) by July 1st.

Please contact MDP or Tiffany Fossett, tfossett@carrollcountymd.gov, with questions about the Annual Report.

Economic Development and Land Use Study

Public workshops for the Study were held on April 27, May 9th, and May 12th, including one at Thunderhead Bowl & Grill. These workshops provided participants the opportunity to use play money to decide in which industries they would like Carroll County to invest moving forward. Participants also indicated at what extent should the County prioritize business development and relocations. Information on the Study can be found on the Department of Planning's webpage.

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

End of Tiffany Fossett's report.

-The next Planning Commission meeting will be July 31, 2023, at 7:30 PM.

With no further business, the meeting was adjourned at 8:53 PM following a unanimous approval of a motion by Commission member Brown with a second by Commission member Myers.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning