

Taneytown Planning Commission
Approved minutes from April 29, 2024

The Taneytown Planning Commission met on April 29, 2024 at 7:30 PM in the City Council chambers. Present were Planning Commission Chairman Parker, Commission members Myers, Brown, Garner, and Isenberg. Also present were City Manager Wieprecht, Planning Director Hale, and Carroll County Planning liaison Tiffany Fossett. City Attorney Gullo and Councilman Tillman were not in attendance. This meeting was open to the public in person.

-Minutes from the March 25, 2024, meeting were approved unanimously following a motion by Commission member Myers with a second by Commission member Isenberg.

DELEGATION AND ACTION ITEMS

-Evapco Allendale Lane Parking Lot. Jim Mathias, DDC, Inc. Requesting concept site plan approval. The concept site plan was presented to the Planning Commission on January 29, 2024, with no action taken at that meeting. The Allendale Parking Lot will require a special exemption approval from the Taneytown Board of Zoning Appeals because the three parking lot parcels are not on the same lot as the principal building. The BZE hearing is scheduled for May 15, 2024, at 7:30 p.m. Mr. Roger Brown of 5103 Allendale Lane expressed his concern about the amount of run off from the parking lot could flood Piney Creek. Mr. Mathias explained that the runoff would be controlled by the stormwater management piping and that the flow would be the same as the existing conditions. Commission member Myers made a motion to approve the concept site plan contingent upon approval of the special exception from the Board of Zoning Appeals hearing. This motion was seconded by Commission member Garner which passed unanimously.

-Ridge Avenue. Lots 203, 204, 205, and 206. Randy Backtel, BPR, LLC. Land Surveying and Civil Engineering. The four lots on Ridge Avenue were drawn in 1936. Each lot is 25' by 125'. Wilson Homes is proposing to consolidate the four lots into two buildable lots. Each lot would be 6,250 feet. This property is in the R-7,500 District. The proposed lots satisfy the front, rear and side setbacks, three off-street parking spaces, and one thousand square feet of floor area. Wilson Homes is requesting a Taneytown Board of Zoning appeals hearing to ask for a variance for the reduction of the R-7,500 minimum lot requirements to 6,250 feet square. Brad Wantz of 4 Reaverton Avenue spoke to the Planning Commission. Mr. Wantz expressed concerns that the two proposed lots would not fit the characteristics of the community and that the more recent lots were 7,500 feet or more. He asked that the Planning Commission give an unfavorable recommendation to the Board of Zoning Appeals. Beth Chaney of 3 Reaverton Avenue spoke to the Planning Commission. Mrs. Chaney voiced concern that this project would change the look of the neighborhood and the parking would be right at her fence. Chad Wilson of Wilson Homes stated that there are 14 other lots in the surrounding community with the same 6,250 square foot lots. Currently, he is entertaining constructing one story dwellings on each proposed lot. Kenyatta Brooks of 111 Absecon Court spoke to the Planning Commission. Mrs. Brooks voiced her concern about the rising cost of property in Taneytown.

After discussion, Commission member Garner made a motion to give a favorable recommendation to the Board of Zoning Appeals for the lot size variance which was seconded by Commission member Myers. The motion passed by a vote of 3-2 with Commission members Brown and Isenberg opposed.

-Ordinances and Agreements for Review

None.

-Director Hale gave his report to the Planning Commission.

-Director Hale relayed to the Planning Commission Councilman Tillmans thoughts concerning agenda items. He was in favor of the Evapco Allendale Lane parking lot favorable recommendation to the Board of Zoning Appeals. He was not in favor of the proposed Ridge Avenue lot sizes. Councilman Tillman is looking forward to the upcoming training with the City Attorney, Planning Commission, and members of the Board of Zoning Appeals.

-Councilman Tillman, Chairman Parker, City Manager Wieprecht and Director Hale met to discuss the ARRO Comprehensive Plan proposal.

-City and Carroll County Staff met to discuss the traffic impact study for the Sewell Farm project.

-City and Carroll County Staff met to discuss the Hazardous Mitigation Plan.

-Parks and Recreation Director Vaccare, held the Grand Opening for Bollinger Park on April 6, 2024.

-Reminder that the Evapco Allendale Lane parking lot Board of Zoning Appeals hearing is May 15, 2024, at City Hall.

-Legal report. City Attorney, Jay Gullo. None.

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

Items Taneytown PC -Updated for April 2024 Meeting

Water & Sewer

Finalizing the Spring Amendment cycle. The public hearing is scheduled for May 16, and the BCC could possibly adopt then as well. Once adopted, the amendment is sent to MDE for final approval. Likely approval sometime in June, maybe July. Note: Taneytown did not have any amendments for the Spring Amendment cycle.

Amendment Procedures and Application Link (in the process of updating): [Water & Sewer Master Plan Amendments Process & Application](#). The MDE approved Plan and all the associated service area maps can also be found on the County website, following the Comprehensive Planning webpage links.

Housing Study

The website is live at <https://www.carrollcountymd.gov/housingstudy>. The website has the survey, information about the study, a timeline, a signup to receive updates, and the community needs assessment meetings and events already scheduled around the county.

The study is currently planned to be completed in the fall.

PROPOSED TIMELINE FOR CARROLL COUNTY'S HOUSING STUDY									
TASKS	2024								
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
PHASE 1: PROJECT SETUP AND COORDINATION									
1.1 Initial Meeting									
1.2 Engagement Plan									
1.3 Ongoing Coordination									
PHASE 2: COMMUNITY INPUT AND DATA COLLECTION									
2.1 Review Previous Plans and Studies									
2.2 Data Gathering									
2.3 Gather Public Input									
PHASE 3: DATA ANALYSIS AND REPORT DRAFTING									
3.1 Intro Engagement, Demographics									
3.2 Poverty Segregation and Opportunity									
3.3 Housing Profile, Projected Needs, Zoning									
3.4 Recommended Policies									
PHASE 4: PRESENTATION AND APPROVAL									
4.1 Strategy Feedback and Refinement									
4.2 Strategies and Recommendations Matrix									
4.3 Finalize the Housing Study									
4.4 Presentations									
4.5 Submission of Final Deliverables									

Please contact Tiffany Fossett at tfossett@carrollcountymd.gov for more information.

2023 Annual Report

Planning is compiling information for the 2023 Annual Report, which is due to the Maryland Department of Planning (MDP) by July 1st. Draft versions should be sent to municipalities for review within the next couple weeks and presented to the County Planning Commission in June for certification.

4/25/24 Approved moratorium

The Board of County Commissioners voted unanimously to approve a Moratorium Concerning the Storage of Food Processing Residuals and/or Dissolved Flotation Residuals (DAF) in Carroll County, to be in effect until December 31, 2024.

End of Tiffany Fossett's report.

Old Business.

New Business.

-The Planning Commission discussed an upcoming training session. The date and time will be announced at a later date.

The next Planning Commission meeting will be held on May 20, 2024.

With no further business, the meeting was adjourned at 8:22 PM following a unanimous approval of a motion by Commission member Brown and a second by Commission member Garner.

Submitted by:

Darryl G. Hale

Director of Planning and Zoning