

**Taneytown Planning Commission  
Minutes  
July 25, 2016**

The Taneytown Planning Commission met, July 25, 2016 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, Archie, Wantz and Naylor were present. County planning liaison Graf, City attorney Gullo, City manager Heine and planning director Wieprecht were also in attendance.

The minutes of the June 27, 2016 Planning Commission meeting were reviewed. Commission member Naylor moved to approve the minutes. The motion passed unanimously.

Planning director Wieprecht reviewed efforts of the Meades Crossing developers to move the project ahead, including discussions with builders to develop products for the site. Steve Smith and Ed Gold of Meades Crossing, Sean Davis of MRA, the developer's engineer, and John McConnel of NVR, the prospective builder for Meades Crossing presented renderings of both single family homes and townhomes proposed for the community. Commission members offered feedback on the proposed homes, with the general opinion that the homes were very basic, should offer more options regarding exterior materials and details and features such as porches, and that the garage doors seem to dominate the facades. Commission members also inquired about the availability of rear decks, as decks or porched could make the rear of the homes more appealing or interesting. Meades Crossing is to further refine their product and return with revised drawings for a future meeting.

Planning director Wieprecht advised the Commission that comments from reviewing agencies have been addressed for the 5300 Taneytown Pike / CannaMD (CannaMD) site development plan and that the plan was ready for approvals. Josh Nicodemus, the developer's engineer and Andrew Cohen, CannaMD's CEO reviewed the plan and responded to questions on the project, including status of the required State license. Mr. Cohen advised that they expect the State to announce award of licenses on August 10, 2016. Commission member Glass moved to grant preliminary site plan approval for CannaMD, and the motion passed unanimously. Following brief discussion on next steps for the project, Commission member Wantz moved to grant final site plan approval for CannaMD contingent upon the State awarding them the necessary license. The motion passed unanimously.

Planning director Wieprecht reviewed his monthly report to the commission, providing an update on the Meadowbrook project.

Attorney Gullo advised that he hoped to make progress on an ordinance regarding Electronic Message Display Boards (EMDBs). Commission member Wantz reviewed a chart setting forth possible restrictions for each zone he drafted based on discussions at the June 2016 meeting. Commission members and staff discussed the chart as well as the City's purchase of an EMDB sign that does not conform to current City codes. Discussion concluded with commission members being asked to consider what approach they consider best for the City; expanding allowance of EMDBs across all districts, but for limited entities, in selective zones for all nonresidential entities, or some other means. The Commission will discuss further at their August meeting.

The next meeting is scheduled for August 29, 2016. With no further business, the meeting adjourned at 9:30 PM on motion by Commission member Glass.

Submitted by:

Jim Wieprecht  
Director of Planning and Zoning