

**Taneytown Planning Commission
Minutes
October 24, 2016**

The Taneytown Planning Commission met on October 24, 2016 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, Archie, Wantz and Naylor were present. City attorney Gullo, City manager Heine and planning director Wieprecht were also in attendance.

The minutes of the September 26, 2016 Planning Commission meeting were reviewed. Commission member Wantz moved to approve the minutes. The motion passed unanimously.

Steve Smith of Meades Crossing presented NVR / Ryan homes' revised townhouse elevations with contributions to the presentation by Ed Gold of Meades Crossing and Laurie Bova of NVR. Mr. Smith emphasized how craftsman style details were enhanced to improve the townhouse façade appearance. Commission members commented on the improved appearance of the garage doors and questioned several aspects of the elevations including material types, down spouting and storm drain connections, shingle type, and the availability of rear decks. Ed Gold explained that decks would be optional, and that some homeowners prefer a paver type patio rather than a deck. The Meades Crossing presenters advised that the trim boards shown on the elevations will be a composite material, roof shingles are to be architectural type, and of a uniform color. Discussion was held on access to rear yards of townhomes that touch other rear yards and the intent to provide access easements for rear yards as needed. Additional details, such as use of Anderson windows, and inclusion of hose bibs on both the front and rear of the townhomes were discussed. Planning director Wieprecht pointed out that the elevations show all single car garages rather than the two car end units that had previously been discussed. Ed Gold advised that neither builder Meades Crossing had discussions with regarding construction of homes for this project had a wide enough townhouse design to accommodate a two car garage. Following further discussion, the elevations were accepted with a 4 to 1 vote as satisfying Community Village design on motion by Commission member Wantz, with Commission member Naylor casting the dissenting vote.

Director Wieprecht reviewed his monthly report with the commission, and discussion was held regarding correcting a compromised landscape buffer at the rear of the Wantz Chevrolet site on Chevro Drive. Commission members expressed a preference for a vegetative solution. Planning director Wieprecht also advised Commission members that a new business, Kronk's Custom Firearms is locating in the downtown area, and that while some interior renovations were expected, a site plan was not required as the intensity of use was not anticipated to be greater than the previous retail use at the site.

Attorney Gullo advised that work is ongoing for the Meadowbrook section IV B public works agreement (PWA), and that the lots are expected to be recorded shortly after the PWA process, including posting of surety is complete. The developer of Meadowbrook plans to complete installation of deep utilities over the winter months. Attorney Gullo also commented on commission members' opportunity to attend Mayor and Council meetings to speak to planning and zoning issues, or other issues of concern to the City.

Planning Director Wieprecht briefly reviewed items liaison Scott Graf had provided regarding activities commencing at the County including updates to the County, water and sewer, and bike and pedestrian master plans. The County is also developing an Energy Saver Loan program.

The next meeting is scheduled for November 28, 2016. With no further business, the meeting adjourned at 8:48 PM on motion by Commission member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning