

**Taneytown Planning Commission
Minutes
November 28, 2016**

The Taneytown Planning Commission met on November 28, 2016 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, Glass, Archie, Wantz and Naylor were present. City manager Heine, County Planning liaison Graf and planning director Wieprecht were also in attendance.

The minutes of the October 24, 2016 Planning Commission meeting were reviewed. Commission member Wantz moved to approve the minutes. The motion passed unanimously.

Planning director Wieprecht reviewed recent changes to the City's sign ordinance, and the Commission's role in providing comment on a proposed Electronic Message Display Board (EMDB) sign, relative to a proposed EMDB bulletin board to replace the City's existing bulletin board sign at Memorial Park. Discussion was held regarding the proposed size and placement of the EMDB. Consensus of the group was that while large, the sign was located far enough from dwellings and other structures for the proposed size to be acceptable. Commission member Glass moved to approve the Memorial Park EMDB sign. Chairman Parker commented that future EMDB bulletin board sign applicants should include a site drawing for the Commission to review. The motion passed 4 to 1 with Commission member Wantz casting the dissenting vote.

Planning director Wieprecht reviewed an amended plat for the Alexander property on Westview Drive. The amended plat is intended to combine two existing lots into one large lot to better suit the contract purchaser. A site plan for a future single family dwelling on the site was provided as support for why the consolidation was needed. The site plan plan for a single family dwelling was the subject of discussion and several questions which were addressed by planning director Wieprecht and George Wachter of Avonlea Homes, the intended builder for the site. The amended plat was unanimously approved on motion by Commission member Wantz.

Planning director Wieprecht reviewed events regarding the site plan for 5300 Taneytown Pike, a site which had been granted final site plan approval for a medical cannabis growing and processing facility contingent upon the developer, CannaMD receiving the required state license. As CannaMD did not receive a State license, the site plan's last non-contingent approval was for preliminary site plan. That plan has been acquired by a group that did receive a phase one State license for growing and processing medical cannabis; Compassionate Care and Wellness LLC, who wishes to develop the site as was proposed by CannaMD. Planning director Wieprecht introduced Clark Shafer, who represents Compassionate Care and Wellness Mr. Shafer advised that Compassionate Care and Wellness was ranked number three in the State's review and scoring of growing and processing applicants, and introduced Andy Stein and Mitch Kahn, of Compassionate Care and Wellness LLC. The group spoke to remaining steps in the State's licensing process and responded to questions regarding possible changes to the plan the State may require. Compassionate Care and Wellness LLC may need to return to the Commission with an amended site plan if the State requires exterior changes to the facility. Following further discussion, Commission member Wantz moved to grant final approval. The motion passed unanimously.

Steve Smith of Meades Crossing updated the Commission on their progress working to develop elevation renderings of the single family dwelling product intended for construction at Meades Crossing. Mr. Smith advised that they received feedback from City staff on the initial renderings and are working with NVR Homes to refine the homes.

Planning director Wieprecht reviewed items from his monthly report with the commission, and discussion was held regarding accepting some tree plantings completed at the Creekside subdivision that went beyond the landscaping plan and exceed the number of trees that were on the landscape plan which have not been planted. While the Commission was receptive to the Creekside developer's request to accept those trees in lieu of planting additional trees, some concerns regarding long term maintenance of the trees remained. Planning director Wieprecht is to contact the County forest conservation specialist to discuss ramifications of accepting the additional trees in lieu of those not yet planted.

Planning director Wieprecht explained circumstances involving a site owned by Evapco and opportunity to develop the site contingent upon a code text amendment. Director Wieprecht advised that years ago, the zoning code was amended to allow an industrial use in the general business district, and how at that time, the amendment passed was very specific to

satisfy the City's desire to see a certain industrial use relocate to Taneytown. Director Wieprecht suggested that a revision to that section of the Code might be expanded to allow a broader range of industrial activity under the same location requirements. Planning director Wieprecht also suggested that consideration be given to another area of the City currently zoned general business that includes sites and buildings better suited to an industrial type activity. Consensus of the Commission was to immediately pursue and recommend to the Mayor and Council a text amendment to expand the industrial uses permitted in the general business district with the current site location requirements, and possibly revisiting the idea of further expansion of that code section in the future for other locations.

County planning liaison Graf advised that a second survey regarding a bike and pedestrian master plan was available through the County's website, encouraging commission and community members to complete the survey.

The next meeting is scheduled for December 19, 2016, a week earlier than usual, to avoid difficulties of meeting between the Christmas and New Year's holidays. With no further business, the meeting adjourned at 8:46 PM on motion by Commission member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning