

**Taneytown Planning Commission  
Minutes  
December 19, 2016**

The Taneytown Planning Commission met on December 19, 2016 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, Glass, Archie, and Wantz were present. City manager Heine, County Planning liaison Graf and planning director Wieprecht were also in attendance.

The minutes of the November 28, 2016 Planning Commission meeting were reviewed. Commission member Glass moved to approve the minutes. The motion passed unanimously.

Planning liaison Graf reviewed amendments for the County water and sewer master plan, for both water and sewer, which would move the undeveloped Evapco parcel on FSK Highway from the long range to final planning categories. Commission member Wantz moved to support the amendments for both the water and sewer amendments, the motion passed unanimously.

Planning director Wieprecht introduced representatives from Evapco. Bill Jones, director of operations provided an overview of the proposed development, and Jim Mathias of Development Design Consultants reviewed the concept site development plan for a new manufacturing building on Evapco's undeveloped FSK Highway property, across FSK Highway from their headquarters site. Following discussion on employment potential and functional issues of the site, including pedestrian crossing of MD140, the Concept was approved unanimously on motion by Commission member Glass.

Ordinance 30-2016, regarding industrial uses in General Business Districts was reviewed. Planning Director Wieprecht requested that the commission consider a further expansion of the ordinance to benefit other general business zoned sites in the City where site and building specifics may better fit some industrial uses. Commission members agreed that the idea could be discussed, but that they did not want to risk delaying passage of the pending ordinance by making such changes. Katherine Adelaide addressed the commission expressing concerns regarding the possible expansion of medical cannabis sites should the ordinance be passed.

Planning director Wieprecht reviewed his monthly report, advising the commission that a variance request was scheduled for a hearing on January 18, 2017. The variance, if granted would allow an existing semidetached dwelling to be subdivided along the party wall. Commission members expressed concerns regarding fire safety and proper utility separation which director Wieprecht is to share with the Board of Appeals at the hearing on the 18<sup>th</sup>.

A brief discussion regarding a recently approved site development plan was held, with Council member Frazier and Katherine Adelaide expressing concerns about a medical cannabis growing and processing facility being approved in the City. Planning director Wieprecht attempted to explain the commission's role in review and approval of site development plans, as contrasted to the Mayor and Council's authority to establish uses acceptable in various districts.

With no further business, the meeting adjourned at 8:37 PM on motion by Commission member Wantz.

Submitted by:

Jim Wieprecht  
Director of Planning and Zoning