

**Taneytown Planning Commission
Minutes
August 29, 2016**

The Taneytown Planning Commission met, August 29, 2016 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, 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 July 25, 2016 Planning Commission meeting were reviewed. Commission member Glass moved to approve the minutes. The motion passed unanimously.

Planning director Wieprecht introduced an amended plat for lot 53 of the Copperfield subdivision. The amended plat adds area to the lot from the adjacent property which is currently pending recordation as Meadowbrook section 4 B. Randy Bachtel of BPR reviewed the amended plat with the commission. The amended plat was approved unanimously following a motion by Commission member Wantz.

Steve Smith of Meades Crossing updated the Commission on progress Meades Crossing is making regarding the revised plan as well as work ongoing with NVA / Ryan Homes following the Commission's comments on the building elevations that were presented at the July meeting. Ed Gold of Meades Crossing emphasized the quality of the product that NVR / Ryan Homes has proposed for the project. Commission members expressed concern with the proposed product as compared to the originally anticipated home product.

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).

Carroll County planning liaison Graf advised that the County's GIS department is working on updating the City's zoning map to reflect recent annexations.

Discussion was held on EMDBs. Commission members debated the extent to which such signs might be permitted, focusing on what entities might employ them and special considerations such as location within the City's national register historic district. Consensus was to modify the draft ordinance to remove reference to menus, clarify square footage per side, allow the same 66% portion of a sign to be configured as an EMDB as the current code allows, limit EMDBs in the Downtown Business District to those erected by government entities, remove proposed language in the illumination section in lieu of new language regarding the Planning Commission's ability to limit hours of operation, and add a section specific to government entities with recommendation rather than approval language.

The next meeting is scheduled for September 26, 2016. With no further business, the meeting adjourned at 9:54 PM on motion by Commission member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning