

**Taneytown Planning Commission
Minutes
January 30, 2017**

The Taneytown Planning Commission and Mayor and City Council met on, January 30, 2017 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, Glass, Archie, Naylor, and Wantz were present. Mayor McCarron and Council members Foster, Frazier, Ebaugh and Vigliotti, along with City manager Heine, City Attorney Gullo, County Planning liaison Graf and planning director Wieprecht were also in attendance.

The minutes of the, December 19, 2016 Planning Commission meeting were reviewed. Commission member Naylor moved to approve the minutes. The motion passed unanimously.

Planning liaison Graf reviewed the schedule for the County Water and Sewer Master Plan's triennial update, advising that County and City staff were scheduled to meet on February 8th to begin updating the Taneytown sections of the plan.

Planning director Wieprecht reviewed recent events regarding the Evapco site plan for their FSK Highway site. In an effort to expedite the start date for construction, Evapco would like to split the project into a grading only plan and parallel submittal of site development. Commission member Wantz moved to approve Evapco's submittal of a grading only plan, and distribution of the site development plan to review agencies. The motion was approved unanimously following a second by Commission member Glass.

Planning director Wieprecht provided a brief summary of events regarding the Village at Meade's Crossing project And where the project stands currently, and potential actions that might be taken by the Planning Commission and the Mayor and City Council. Steve Smith and Ed Gold reviewed changes made to the project, and explained financial implications construction of the project. David Bowersox, attorney for Meade's Crossing explained what a Development Rights and Responsibilities Agreement (DRRA) is and how the original DRRA with Meade's Crossing was developed. Sean Davis of Morris & Ritchie Associates reviewed changes in the number of units and types of units. Steve Smith and Ed Gold highlighted the major areas of conflict between the proposed plan and the DRRA, reviewed architectural renderings of the proposed townhouses and single family homes and responded to questions from the Planning Commission. Discussion on homeowners' association requirements and maintenance obligations wrapped up the Meade's Crossing group's initial presentation. Discussion was held regarding various aspects of the project. Chairman Parker expressed concern about limited access to the community based on the number of homes, with the connection to Angell Road being in a future phase. The developer explained their plan to begin engineering phase two of the project immediately upon approval on phase one, and that the connection of Crimson Avenue to Angell Road could be included in Phase two, even if lots for homes in that area might not be part of that phase. Further discussion was held on a road section proposed by Meade's Crossing, resulting in agreement that a meeting between the developer and Public Works Department would be scheduled to resolve the road issue. Having reviewed and discussed the project and DRRA, Attorney Gullo sought direction for staff regarding general acceptance of the proposed changes to the project and accommodating those changes with an amendment for the DRRA. Councilman Ebaugh moved to amend the DRRA to allow the project to move forward. Mayor Pro-tem Foster seconded the motion. Council member Frazier questioned why the City should settle for smaller homes than originally proposed. Council member Wantz explained his point of view that the City needs to compromise or risk losing the project and the benefits it may provide. Mayor McCarron presented his opinion that he has seen adequate improvement in the proposed housing product that he could support the project, and The Meade's Crossing team reiterated market constraints for the project, and emphasized that the smaller house sizes should not be equated to lesser quality. The motion to amend the Meade's Crossing DRRA passed unanimously.

Attorney Gullo explained the planned revisions to the DRRA, and the limited impact of those changes as pertain to the Taneytown Community Comprehensive plan. Commission member Archie moved that the proposed changes to the Meade's Crossing DRRA remain consistent with the 2010 Taneytown Community Comprehensive plan, with Commission member Wantz seconding the motion. The motion passed 4 to 1 with commission member Glass casting the dissenting vote.

Commission member Wantz moved to accept the single family home elevations as satisfying Community Village Standards, with Commission member Archie seconding the motion. Commission member Naylor expressed concern that the larger homes, lacking a current agreement with a builder may not be built. The motion passed 3 to 2 with commission members Naylor and Glass casting the dissenting votes.

The developer also requested final subdivision approval, contingent on approval of the DRRA and final details being worked out with the City, and issuance of applicable agency approvals. Planning director Wieprecht advised that no approval letters have been received for the project. Chairman Parker did not entertain a motion for approval due to the number of items that remain outstanding for the project.

Discussion was held on the possibility of scheduling a special Planning Commission meeting to expedite approval of Meade's Crossing. With the Mayor and Council's earliest opportunity to pass the DRRA being February 13, 2017 it was determined that a special meeting following approval of the DRRA would be of little benefit, with the next regularly scheduled commission meeting being set for February 27, 2017.

With no further business, the meeting adjourned at 10:09 PM on motion by Commission member Wantz.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning