

**Taneytown Planning Commission
Minutes
March 27, 2017**

The Taneytown Planning Commission and Mayor and City Council met on, March 27, 2017 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, Glass, Fuller, Naylor, and Wantz were present. City manager Heine, City attorney Gullo and planning director Wieprecht were also in attendance.

The minutes of the February 27, 2017 Planning Commission meeting were motion passed unanimously following motion by Commission member Glass.

Planning director Wieprecht provided a brief update on the status of the Village at Meade's Crossing project and advised that the revised page for the pattern book as discussed at the February 27, 2017 meeting was in members' packets for consideration of approval this evening. Director Wieprecht further advised that all applicable agencies with the exception of the MD State Highway Administration (SHA) had issued approval letters for the project, and that the developer was seeking approval of the pattern book and final site development plan approval contingent on receiving an approval letter from the SHA. Commission member Wantz moved to approve the Village at Meade's Crossing pattern book. The motion passed unanimously. Final subdivision approval for phase 1 and 1a of the Village at Meade's Crossing, contingent on receipt of a SHA approval letter was granted 4 to 1 following motion by Commission member Wantz, with Commission member Glass casting the dissenting vote. Commission member Glass stated that he continued to be concerned that the width of the streets, following the elimination of previously approved alleys would prove inadequate.

Andrew Stein of Development Design Consultants updated the Commission on Evapco's site plan, advising that all County review agencies had issued approval letters. Andy Brough of Conewago Enterprises, the builder for the site, and Mr. Stein responded to the Commission's questions regarding the ability for large trucks and emergency equipment to navigate the site, hydrant locations, and lighting proximate to the crosswalk at MD194. Andy Brough explained Conewago's desire to obtain a shell building permit as soon as possible to enable Evapco to meet their intended completion date for the site. Discussion was held on several options that could be considered to assist Evapco meet their intended completion date. Following discussion consensus was reached to grant preliminary plan approval contingent upon receipt of remaining agency approvals, and recommend that the Mayor and City Council authorize issuance of a zoning certificate for a shell building permit prior to final site development plan approval and the standard post approval processes. Preliminary site plan approval, contingent on receipt of remaining approval letters was granted unanimously following motion by Commission member Fuller. Commission member Wantz moved to recommend that the Mayor and City Council authorize issuance of a zoning certificate for the shell building permit prior to final site development plan approval. The motion passed unanimously.

Planning director Wieprecht reviewed circumstances regarding an area depicted as a driveway accessing Commerce Street on a 1936 plat of the then Reaver property. The area did not develop as originally platted, and an alley that would have served 10 to 12 lots as originally planned may no longer be necessary. The Mayor and Council have asked the Commission to consider if the City needs to retain any interest in the driveway area for a public purpose. Commission members expressed concern of benefitting one adjacent owner more than others, and that disposition of the area be done in a manner equitable for all contiguous property owners. A recommendation to the Mayor and Council regarding the driveway was postponed for the April 2017 meeting to allow Commission members to visit the site and further consider need for the City to utilize the property.

Commission member Wantz asked the Commission to consider revisiting the subject of outdoor displays in the Downtown Business District, as well as amending the code to permit drive through service in the downtown business district, both of which are currently prohibited. A stay of enforcement is currently in effect regarding the outdoor display of merchandise. Planning director Wieprecht asked commission members to consider outdoor food service in the downtown business district if they are considering other revisions to the district.

With no further business, the meeting adjourned at 9:00 PM on motion by Commission member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning