

**Taneytown Planning Commission  
Minutes  
June 26, 2017**

The Taneytown Planning Commission met on, June 26, 2017 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, Naylor, and Wantz were present. City manager Heine, County liaison Moser, and planning director Wieprecht were also in attendance.

The minutes of the May 22, 2017 Planning Commission meeting were unanimously approved on motion by Commission member Glass.

Planning director Wieprecht reviewed events regarding a proposed bed and breakfast (B&B) inn at 10 York Street. The developer, Chris Tillman presented the concept site development plan' when requesting a site plan waiver at the Commission's May 2017 meeting. Since that request for a site plan waiver was denied, the developer is now requesting concept plan approval. No changes were made to the concept plan since the May meeting. Commission member Wantz moved to grand concept approval to The Georges B&B , and the motion passed unanimously, with commission member Glass abstaining from the discussion and vote.

Planning director Wieprecht reviewed an application to install an Electronic Message Display Board (EMDB) within an existing sign cabinet at the Taneytown Baptist Church located at 4150 Sells Mill Road. The EMDB was unanimously approved following motion by Commission member Naylor.

Planning director Wieprecht reviewed his monthly report, updating the Commission on current development projects.

Discussion was held on a draft ordinance to amend the Downtown Business District regarding outdoor merchandise displays and other outdoor uses. Planning director Wieprecht reviewed the draft which was based on direction provided at the Commission's May meeting. Consensus of the commission was to further limit outdoor displays to the posted hours a business is open, prohibit outdoor displays of food, and include a reference to health and safety in the ordinance. Discussion was held on the merits of requiring a permit for outdoor uses, with the consensus being that outdoor uses could be addressed adequately going forward through the existing permit process as new businesses locate in the downtown district. Existing downtown businesses are a small enough number that they may be easily informed of any changes from the current ordinance. The draft will be updated and presented to the Commission at their July meeting.

Discussion was also held on the idea of allowing drive through services in the Downtown Business District. Ideas were discussed regarding limiting the opportunity for drive through locations to select areas in the district to reduce risk of diminishing the overall character of the district and preserving pedestrian safety. Requiring a property to have frontage on two streets, and a minimum size of an acre were discussed. No specific text amendment proposal resulted from the discussion.

The next commission meeting is scheduled for July 31, 2017. With no further business, the meeting adjourned at 9:22 following motion by commission member Glass.

Submitted by:

Jim Wieprecht  
Director of Planning and Zoning