

**Taneytown Planning Commission
Minutes
July 31, 2017**

The Taneytown Planning Commission met on, July 31, 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, City Attorney Gullo, County liaison Moser, and planning director Wieprecht were also in attendance.

The minutes of the June 26, 2017 Planning Commission meeting were unanimously approved on motion by Commission member Wantz.

Planning director Wieprecht reviewed the proposed bed and breakfast (B&B) inn at 10 York Street. The developer, Chris Tillman presented the preliminary site development plan. Commission member Glass recused himself from discussion and voting. The Commission suggested a fire hydrant be considered when the new water line is constructed, and requested that an easement be added to the rear of the property along Rifles Lane to provide opportunity to construct a sidewalk along Rifles Lane in the future. Commission member Wantz moved to accept The Georges B&B preliminary plan for agency reviews and the motion passed 4-0.

Planning director Wieprecht reviewed his monthly report, and advised the commission that the concept of allowing home occupation businesses to use accessory buildings on an applicant's property would likely be an item for discussion for the commission's August agenda. Responding to director Wieprecht's request for any initial feedback on the idea, commission member Wantz stated that generally he would not want to encourage businesses to locate in residential neighborhoods, and was concerned about implications of relaxing home occupation regulations. Director Wieprecht advised that he wished to discuss changes to the pending Downtown Business district code revision requested by the commission at their June meeting with attorney Gullo prior to submitting a revised draft ordinance. Director Wieprecht updated the Commission on current development projects, inviting Steve Smith of Meade's Crossing LLC to share new project information with the commission for that project. Mr. Smith advised the commission that he had met with staff to discuss possible changes to the City's standard practice of holding development surety. Attorney Gullo elaborated on the suggested changes to surety requirements which will be discussed at the August Mayor and Council workshop.

County liaison Moser shared information with the commission regarding application the County has made to Program Open Space for several projects, including a \$ 61,386 funding request to assist development of the City's Bollinger Park.

Commission members suggested items to be considered for addition to the City's draft 25 Year Capital Improvement Plan and posed questions regarding projects listed in the draft plan.

Several members in the gallery spoke regarding the benefits of outdoor merchandise displays and food service, with the general sentiment of making any revisions to the code workable for downtown businesses.

The next commission meeting is scheduled for August 28, 2017. With no further business, the meeting adjourned at 9:06 following motion by commission member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning