

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

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

The minutes of the October 30, 2017 Planning Commission meeting were unanimously approved on motion by Commission member Wantz, following correction of the prior meeting date in the first paragraph.

Planning director Wieprecht introduced a concept site plan for LP Enterprises, an expansion for the Hitchman Inc. Randy Bachtel of BPR, the developer's engineer and the property owner, Adam Peno shared information regarding the proposed use of the site. The concept adds another display lot for trailer sales and a storm water management facility. Discussion regarding the right to use a portion of a 20' driveway noted upon a 1936 plat was held, with the Commission requesting the City Attorney review the driveway status and advise the Commission on LP Enterprises' right to use the area at their next meeting. Commission member Glass moved to approve the Concept plan, allowing a preliminary plan to be developed and distributed to reviewing agencies. The motion passed 3 to 1, with Commission member Naylor opposed.

Planning director Wieprecht reviewed a request by Antrim 100 LLC, the owner of the Lorien Health site to waive site plan approval requirements to allow installation of a prebuilt shed on the property. The 12' x 32' shed will be the same style as one installed along the service drive several years ago. Commission member Wantz moved to waive site plan approval requirements for the installation of the shed, and the motion passed unanimously.

Ordinance 16-2017 was reviewed with the Commission. This ordinance, if approved will allow small cellular infrastructure to be reviewed under the City's site plan requirements and those of a new chapter currently under development. Commission member Wantz abstained as he will be voting on the item as a Council Member. Chairman Parker moved to recommend approval of ordinance 16-2017 to the Mayor and Council. The motion passed 3-0, with Commission member Wantz abstaining.

Planning director Wieprecht reviewed his monthly report to the Commission. Discussion was held regarding Meade's Crossing's request to switch from 1" caliper trees to whips, or bare-root plants for their afforestation plan. Staff had advised the developer that the change was not desirable and would require the Commission's approval. Following discussion of the matter Commission member Wantz moved to allow Meade's Crossing to plant Whips rather than the 1' caliber trees provided they maintain the planted area for 3 years beyond the County's maintenance requirements. The motion did not pass; with 2 votes for and 2 against, Commission members Glass and Naylor casting the dissenting votes. Further discussion was held and Commission member Wantz again moved to allow Meade's Crossing to plant whips rather than the 1' caliber trees provided they maintain the planted area for 3 years beyond the County's maintenance requirements. The motion then passed 3 to 1, with Commission member Naylor casting the dissenting vote. Planning director Wieprecht advised that he was waiting for information from MD Compassionate Care and Wellness regarding their dumpster location and Commission members' concerns about it being located outdoors when the plan originally intended for it to be indoors.

Planning director Wieprecht provided the Commission a summary of the ongoing Roberts Mill Run stormwater management retrofit project, which will combine several existing stormwater facilities into one larger wet pond to improve water quality. The project has been funded as part of an agreement the City entered into with Carroll County several years ago where cost sharing of retrofit projects such as this are enumerated along with responsibilities of each entity in the County and municipalities' joint National Pollutant Discharge Elimination System (NPDES) permit. The project will not be following the site development plan process, so the presentation was only for the Commission member's information.

The next commission meeting is scheduled for January 9, 2018. With no further business, the meeting adjourned at 8:58 following motion by commission member Glass.

Submitted by:

Jim Wieprecht  
Director of Planning and Zoning