

**Taneytown Planning Commission  
Minutes  
January 29, 2018**

The Taneytown Planning Commission met on, January 29, 2018 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, Wantz, Glass and Naylor were present. City manager Heine, City attorney Gullo, County liaison Stewart and planning director Wieprecht were also in attendance.

The minutes of the November 27, 2017 Planning Commission meeting were unanimously approved on motion by Commission member Glass.

Planning director Wieprecht reviewed events regarding the concept site plan for LP Enterprises, an expansion for the Hitchman Inc. Planning director Wieprecht advised that he and Attorney Gullo had discussed options regarding the driveway area that was in question from the concept plan, offering the suggestion that a note be added to the site plan. The note would ensure that if a portion of the un-deeded driveway was used for landscaped screening and should ownership be contested in the future, that the developer would be required to provide alternative screening. Discussion regarding the right to use a portion of the driveway was held, with the Commission reaching consensus that without demonstrating clear title to the area, the developer should not be permitted to utilize the area as part of the site plan.

Planning director Wieprecht reviewed a proposal to enlarge an existing building owner by Myers Duboraw Funeral Home for use as a mortuary and crematory. The building is on a separate parcel from the funeral parlor building, and is separated from the funeral parlor and parking lot parcels by a private alley. While the parcel is depicted on the current Zoning map as lying within the Restricted Industrial district, research has shown that the property was to be rezoned to Downtown Business as part of the comprehensive rezoning that followed adoption of the 2010 Comprehensive Plan update. The current zoning map is pending an update as the City has annexed several parcels since the map was last updated, and zoning of this parcel can be updated when the new zoning map is adopted. Recognizing the parcel as Downtown Business allows use of a mortuary / crematory to proceed.

Planning director Wieprecht reviewed his monthly report to the Commission and updated the Commission on several construction phase projects. Planning director Wieprecht was asked to follow up on 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.

County liaison Stewart advised that the County was in the first phase of a comprehensive rezoning effort, and that meetings on the effort were being scheduled throughout the County. A meeting for district 1 is scheduled for February 6<sup>th</sup> at 6:00 PM at the Taneytown Senior and Community Center. Information regarding the effort was mailed to County households excluding those within municipalities.

City manager Heine advised that the City has applied for grant funding to assist efforts to update water, sewer and storm drains under Roberts Mill Road along with installation of sidewalks and new road surface.

Chairman Parker suggested that minutes reference the fact that contrary to the November minutes, a special meeting was not held on January 9, 2018 as planned, due to a lack of action items. The next commission meeting is scheduled for February 26, 2018. With no further business, the meeting adjourned at 8:58 following motion by Commission member Wantz.

Submitted by:

Jim Wieprecht  
Director of Planning and Zoning