

**Taneytown Planning Commission
Minutes
March 26, 2018**

The Taneytown Planning Commission met on, March 26, 2018 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, Wantz, Glass and Naylor were present. City attorney Gullo, County Planning Liaison Stewart and planning director Wieprecht were also in attendance.

Planning director Wieprecht reviewed changes made to Meadowbrook phase 5 concerning the intersection of Obrien Avenue and Bowie Mill and the addition of one building lot. Martin Rickell of CLSI, the developer's engineer and Jim Kohler, a partner in the development responded to questions on the project. Mr. Rickell asked the Commission to consider conditional final subdivision approval as the changes made to the construction drawings were minor and subject of a limited review through the County. Following discussion, Commission member Glass moved to grant final subdivision approval for Meadowbrook phase 5, contingent on receipt of all applicable agency approvals. The motion passed unanimously.

County planning liaison Stewart reviewed chapters 3 and 4 of the Carroll County Bike and Pedestrian Master plan and the current schedule for completion and adoption of the plan. Commission member Glass moved to approve the chapter 3 and 4 contents applicable to Taneytown. The motion passed unanimously.

Planning director Wieprecht reviewed his monthly report to the Commission. Projects noted included the Tannery Barn at 61 Frederick Street, The LP Enterprises site development plan, preliminary annexation discussions for property at 34000 Harney Road, consideration of a property in the City's growth area entering an agricultural land preservation program and a special exception case to allow a semi-detached dwelling to be constructed at 318-320 East Baltimore Street that was rescheduled due to inclement weather, to April 11, 2018. Planning director Wieprecht also updated the Commission on the Roberts Mill Run storm water management retrofit project that will incorporate bridge abutments for Obrien Avenue as part of the weir wall for the storm water pond.

City attorney Gullo reviewed recent events and regarding small cellular infrastructure, advising that at the State legislative level, the matter has been referred to a summer study. Attorney Gullo advised that municipalities are encouraged to enact their own legislation, demonstrating that there is no need for the State to enact more legislation on the matter.

County liaison Stewart advised the commission that a draft Carroll County Annual Report for 2017 will be available for review shortly, and that approval will be sought in May 2018.

Commission members requested that Planning director Wieprecht investigate a possible unpermitted business use of a building on East Baltimore Street. Arthur Walker of Obrien Avenue addressed the Commission, inquiring about future residential development and expressing concern regarding increases in traffic that will result.

With no further business, the meeting adjourned at 8:57 following motion by Commission member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning