

**Taneytown Planning Commission
Minutes
May 21, 2018**

The Taneytown Planning Commission met on May 21, 2018 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFavre, Wantz, Glass and Naylor were present. County Planning liaison Stewart and planning director Wieprecht were also in attendance.

Minutes from the April 30, 2018 meeting were unanimously approved following motion by Commission member Naylor.

Planning director Wieprecht summarized a request from Evapco at 5151 Allendale Lane to waive site plan approval requirements for a retaining wall, concrete slab and steel structure Evapco wishes to construct to conduct testing of updated products. Ron King of Evapco and Tim Koppenhaver of Conewago Enterprises, Evapco's contractor, answered questions on the proposed test cell. Following discussion, Commission member Wantz moved to waive site plan approval requirements for the proposed test cell. The motion passed unanimously.

Planning director Wieprecht reviewed events regarding the LP Enterprises site plan, and the owner's request to retract the site plan and pursue a smaller scale project that would not require storm water management. Adam Peno of LP Enterprises explained the difficulties encountered with the project, and how what began as a plan to develop roughly a 20,000-square foot display lot became limited to a 10,000-square foot lot due to storm water management requirements, with the smaller lot not providing benefit equal to the investment needed to complete the storm water management requirements. Mr. Peno requested a waiver of site plan approval requirements to develop a smaller lot that would not require storm water management. Mr. Peno explained that he would still like to add fencing and landscaping to the site. Following discussion, site plan approval requirements were waived by unanimous vote following motion by Commission member Wantz.

Karen Sirian addressed the Commission regarding her property at 5115 Stonesifer road, a portion of which is within the City's growth area boundary (GAB). Mrs. Sirian has applied for an agricultural preservation easement on the property, and explained that having a portion of the property within the GAB creates difficulty to do so. The property was under consideration for annexation and development during the last comprehensive plan update and a portion lies along potential corridors for the extension of Antrim Blvd. Commission members discussed adjusting the GAB, ultimately requesting input from the Mayor and Council and additional time to consider the impact to the City of supporting such a change. No formal action was taken on the matter.

Planning Director Wieprecht reviewed his monthly report to the Commission, and updated the commission on active projects.

County liaison Stewart updated the Commission on County efforts regarding the Freedom area plan update, which is currently in a second 60-day review period. Liaison Stewart also advised of the County's efforts on a comprehensive zoning text update, which will eventually lead to map revisions.

The next Commission meeting will be held on June 25th. Commission member Wantz advised the Commission that the Mayor and Council would have only a single meeting in June, on the 6th, and that no July meeting of the Council was planned. With no further business, the meeting adjourned at 8:50 following motion by Commission Member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning