

**Taneytown Planning Commission
Minutes
June 25, 2018**

The Taneytown Planning Commission met on June 25, 2018 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Wantz, Glass and Naylor were present. County Planning liaison Stewart and planning director Wieprecht were also in attendance.

Minutes from the May 21, 2018 meeting were unanimously approved following motion by Commission member Glass.

Planning director Wieprecht introduced the Tannery Barn project and development team. Jeff Zigler of CLSI, the developer's engineer provided an overview of the site plan and responded to questions about the operation proposed for the site. Property owner Victoria Clausen and project manager Janet Paulsen also provided details on the site and its planned operation as an events venue. Mr. Zigler requested relief from the requirement of paving the existing gravel driveway. Following discussion, the Commission agreed to defer the paving requirement for two years after a use and occupancy permit for the event venue is issued. Mr. Zigler advised that as the site will not be utilized daily, and that events will be catered, the projected water usage was less than 250 gallons per day. The commission had no objections to that estimate. The commission will consider final approval at their next meeting provided a revised plan addressing remaining comments is submitted in time for that meeting.

Planning director Wieprecht recapped prior discussions regarding a proposed Electronic Message Display Board (EMDB) for Taneytown Elementary and Northwest Middle Schools. Jim Marks from the construction department of Carroll County Public Schools, Dr. Christy Farver, principal of Taneytown Elementary, and Jim Powell from H&M Signs, the intended manufacturer of the sign provided detail and responded to questions on the message board portion of the sign. The sign was approved unanimously following motion by Commission member Wantz.

Planning Director Wieprecht summarized discussions regarding the City's growth area boundary, as impacts the property at 5115 Stonesifer that have occurred since last month's Commission meeting. Staff and Mrs. Sirian, the property owner, have discussed the City's desire to acquire the portion of the property needed to preserve the Antrim Blvd. alignment, and both parties are agreeable to working out details of such a purchase. Commission members provided concurrence that if the road alignment was secured by the City, there was no objection to the remaining portion of the property entering agricultural preservation. A recommendation to acquire 4.4 acres of the parcel and to notify Carroll County that the City has no objection to the remainder of the property will be made to the Mayor and Council.

Planning director Wieprecht introduced the concept of annexing the Sewell Farm. Ronnie and Lori Sewell presented a concept plan for the property. Discussion on the merits of annexation and development of the farm was held, with the a majority of Commission members supporting an age restricted or continuing care community, provided a variety of housing was incorporated into a development plan. Commission members indicated a preference that the continuing care model be incorporated even if not for the entire property. Commission member Wantz expressed concern on developing more housing for an older population rather than for younger buyers and families, and the impacts of a greater older population on the City.

A pending Board of Appeals case, #2018-204, to allow the special exception use of a liquor store at 226 East Baltimore Street was reviewed, with the Commission providing a favorable recommendation for the proposed use.

Planning Director Wieprecht reviewed his monthly report to the Commission, and updating the commission on active projects. Steve Smith and Ed Gold, developers of the Village at Meade's Crossing also provided an update on that project, advising that they will be ready to present townhome and premium lot building elevation renderings to the Commission at the July meeting.

County liaison Stewart updated the Commission on the Freedom Area Comprehensive Plan update; advised that the Annual County Planning Report was expected to be voted on by the Board of County Commissioners in July, and shared information on a photo contest related to the Bike and Pedestrian Master Plan.

The next Commission meeting will be held on July 30, 2018. With no further business, the meeting adjourned at 9:08 following motion by Commission Member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning