

**Taneytown Planning Commission
Minutes
July 30, 2018**

The Taneytown Planning Commission met on July 30, 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, City Attorney Gullo and planning director Wieprecht were also in attendance.

Minutes from the June 25, 2018 meeting were reviewed. Chairman Parker requested that Principal Christy Farver's name be added to the paragraph on the Taneytown Schools EMDB sign. The minutes were unanimously approved as amended following motion by Commission member Wantz.

Planning director Wieprecht summarized the status of the Tannery Barn site development plan, advising that all applicable approval letters had been received and approval was recommended. Commission member Glass moved to grant preliminary site plan approval. Following a second, discussion was held on the project. Commission member Wantz expressed concern that the use was inconsistent with district regulations. Residents Steve Farley and Chris Tillman spoke in favor of the project, and Janet Paulsen, manager for the Tannery Barn spoke of the benefit the site will provide to the City. Property owner Victoria Clausen engaged in discussion about Council member Wantz's concerns. Planning director Wieprecht reviewed aspects of the Downtown Business District and reminded the Commission that the intent of the property owner is to utilize the barn itself, as well as the courtyard, as building code requirements are satisfied. Mrs. Clausen advised that the barn itself may accommodate up to 99 guests indoors, and that once the building is fully operational, only larger events will require using a tent in the courtyard. Following this discussion, the motion passed unanimously. With no need for revisions or further review between the preliminary and final site plan stages, final approval was granted unanimously following motion by Commission member Wantz.

Planning director Wieprecht reviewed architectural aspects of the Village at Meade's Crossing, advising that new elevations for townhomes and for premium lot single family homes would be presented for acceptance as Ryan Homes would not be building those units as originally intended. Bob Ward New Homes will be building these units and has developed new elevations for their proposed homes at Meade's Crossing. Earl Robertson from Bob Ward New Homes presented the elevations and spoke to the intended price points of townhomes and single-family units. Following review and discussion the elevations were unanimously approved as satisfying Community Village standards for the Village at Meade's Crossing following motion by Commission member Glass.

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

The next Commission meeting will be held on August 27, 2018. With no further business, the meeting adjourned at 8:28 following motion by Commission Member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning