

**Taneytown Planning Commission  
August 27, 2018**

The Taneytown Planning Commission met on August 27, 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, City Attorney Gullo and planning director Wieprecht were also in attendance.

Minutes from the July 30, 2018 meeting were reviewed. The minutes were unanimously approved following motion by Commission member Wantz.

Planning director Wieprecht summarized pending Board of Appeals case 2018-205. The applicants are proposing constructing semi-detached dwellings and apartment dwellings in the R-7,500 district, where such uses are allowed only by special exception. The proposed development is known as Taneytown Crossing. The development would include six properties proximate to Westview Drive and Harney Road. The applicants are also requesting variances regarding setbacks and parking requirements. Matt Lazuriaga Esq., representing Taneytown Crossing addressed the Commission presenting an overview of the project. Jessica Zuniga, partner in the project presented the concept plan for the project. Ms. Zuniga explained that a community building and maintenance office would be included in the project as well as a dog park and tot lot. Ms. Zuniga pointed out that the proposed homes would feature durable exterior materials such as cementitious siding and brick, include full kitchens; and are to be constructed to LEED Gold standards. Several residents posed questions regarding the development, expressing concern and opposition to the project. Overall, the concerns were regarding the rental aspect of the development and targeted income range of the prospective tenants. Jeff Paxton from Pax Edwards, a partner in the venture explained the intended use of tax credit financing through the MD Department of Housing and Community Development to assist with construction costs and responded to concerns related to rent subsidies such as those administered by the Department of Housing and Urban Development at the Federal level. Mr. Paxton explained that tenants are responsible for paying the rent, and the development would not target subsidized rents. Todd Herring, owner of a property involved in the development and part of the development group addressed the Commission explaining why he felt the development would be a positive for the City. Commission members expressed their opinions on the project, recognizing the need for rental housing as a starting point for many people, but also citing concerns about compatibility of the proposed two and a half story semi-detached homes adjacent to several single-story homes, and the all rental aspect of the concept. Following this discussion by board members, Chairman Parker moved to recommend to the Board of Zoning Appeals that they not approve Taneytown Crossing's special exception uses nor the variances requested. Commission member Glass abstained, as he owns a number of rental properties. The motion passed 3 to 1 with Commission member Wantz casting the dissenting vote.

Planning Director Wieprecht reviewed his monthly report advising the Commission on the start of a project to update the City's Charter and Code, requesting that Commission members make suggestions pertaining to the Zoning chapter initially, with an immediate focus on allowing drive through service in a limited manner within the downtown business district. Consensus of the Commission was to move forward with a text amendment to allow some drive through service in the district. Planning director Wieprecht advised the Commission of a recent residential permit issued for the Tannery Barn on Frederick Street for a pavilion to the rear of the building. The Commission requested that the developer return to the Commission to revise the recently approved site development plan to include the proposed pavilion before Mylar prints are signed. Planning Director Wieprecht updated the commission on active projects.

City attorney Gullo provided details on the Meade's Avenue railroad crossing, explaining the difficulties the delay in constructing the crossing is causing for the project. Attorney Gullo also updated the Commission on the Creekside development close-out process and advised the Commission that the open burning chapter was being revised.

The next Commission meeting will be held on September 24, 2018. With no further business, the meeting adjourned at 9:00 following motion by Commission Member Glass.

Submitted by:

Jim Wieprecht  
Director of Planning and Zoning