

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

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

Minutes from the October 29, 2018 meeting were unanimously approved following motion by Commission member Wantz.

Planning director Wieprecht introduced Joel Brengle; surveyor for Monocacy Cremation Services, who presented the concept plan for a crematory at 8 Mill Avenue. The proposed project would demolish the existing brick building on the site and replace it with a new 38'x 38' building. Mr. Brengle noted that the existing area is nearly all impervious, and the addition of landscaping is effectively limited due to easements serving contiguous properties by the site. Commission members expressed concern regarding a storm drain that runs beneath the existing building and would remain, per the concept, beneath the proposed building. Commission member Wantz moved to approve the concept plan. The motion passed 4:0 with Commission member Glass abstaining.

Planning Director Wieprecht briefly reviewed changes from a previously presented hearing for Taneytown Crossing, a proposed community of semi-detached dwellings and garden apartments. The Commission had seen a presentation on the project several months ago which included requests for variances. The current application does not seek any variances. Attorney Gullo reviewed aspects of the City code applicable to the proposed development, and Clark Shaffer, attorney for the developer explained the special exception nature of the project. Marty Hackett of CLSI, the developer's engineer, provided an overview of the project. Mr. Shaffer introduced Jeff Paxton, one of the principals who provided details on the planned project including on-site management and operating routines. Jessica Zuniga, another principal in the project explained which of the proposed dwellings on the concept were three-bedroom units. After the Commission was assured that such a development complied with the City's comprehensive plan, Commission member Wantz moved to grant a favorable recommendation on Taneytown Crossing to the Board of Appeals, and that a restriction of on-street parking contiguous with the Westview drive fronting units be recommended to the Board of Appeals. The motion passed 4-0 with Commission Member Glass abstaining.

Planning Director Wieprecht reviewed his monthly report, summarizing a pending rezoning ordinance and adoption of a new zoning map, and updated the Commission on active development projects. In the event the Commission does not hold a December or early January meeting, the Commission decided to make a recommendation on the proposed zoning and map changes. Commission member Glass moved to approve the draft zoning map and supporting ordinance. The motion passed unanimously.

City Attorney Gullo updated the Commission on pending acceptance of the Creekside community's infrastructure, and provided some additional detail regarding Taneytown Crossing's success in obtaining tax credits for the project.

Should any items for the Commission be submitted during the month of December, the next meeting will be held on January 9, 2018. Should no new items for the Commission arise in December, the next meeting will be held on January 28, 2018. With no further business, the meeting adjourned at 8:49PM on motion by Commission Member Glass.

Submitted by:

Jim Wieprecht
Director of Planning and Zoning