

Taneytown Planning Commission
***DRAFT* Minutes**
March 25, 2019

The Taneytown Planning Commission met on March 25, 2019 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, Hale, Wantz and Naylor were present. City attorney Gullo, County planning liaison Stewart, and planning director Wieprecht were also in attendance.

Minutes from the February 25, 2018 meeting were reviewed. Commission member Wantz requested a correction to Memorial *Park* in the third paragraph, changing it from *Parks*. The minutes as revised were approved following a motion by Commission member Glass.

Planning Director Wieprecht reviewed aspects of the site development plan for Monocacy Cremation Services on Mill Avenue, advising the Commission that applicable approval letters had been received, and approval was recommended. Mr. Joel Brengle, the developer's surveyor advised that per the Commission's request, deciduous trees were removed from the plan, following the last presentation to the Commission, with shrubs shown in their place. The preliminary site development plan was approved 4:0 with Commission member Glass abstaining, on motion by Commission member Wantz. With no changes needed between preliminary and final site plans, Commission member Wantz moved to grant final site plan approval, and the motion passed 4:0 with Commission member Glass abstaining.

Randy Bachtel or BPR Inc. presented a concept site development plan for Maryland Compassionate Care and Wellness's site on Taneytown Pike. The plan provides for expanding the cannabis growing and processing use to the remainder of the existing building and adds pads for a number of additional HVAC units and a sidewalk around the building. Andrew Cohen responded to Commission members' questions regarding the planned expansion. The project is expected to disturb 26,900 square feet, so a number of reviews will be necessary. Additional growing rooms, cleaning rooms and storage space are components of the expansion plan. Ten to twenty additional employees are anticipated as a result of the expansion. The concept site plan was approved unanimously following motion by Commission member Wantz.

County liaison Clare Stewart reviewed highlights of the County's Annual Planning Report that pertain to Taneytown. The County is seeking certification from municipalities for their respective portions of the plan. Commission member Wantz moved to certify the Taneytown information for the plan. The motion passed unanimously.

Planning director Wieprecht introduced pending ordinance 03-2019 on the Installation of Small Wireless Telecommunications Facilities. City attorney Gullo provided details on the status of State legislation and how resulting legislation may impact a City ordinance. Attorney Gullo responded to questions on wireless facilities and summarized the pending ordinance. The ordinance enables the City to regulate certain aesthetic aspects of the facilities which are not currently preempted by State or Federal laws. The ordinance is expected to be adopted in April 2019 by the Mayor and Council. The Commission unanimously recommended passage of the ordinance following motion by Commission member Glass.

Planning director Wieprecht reviewed his monthly report, updating the Commission on a change in the proposed location for a gazebo at Memorial Park, advising that the change of location would not alter the lack of need for standard site development plan review. Consensus of the Commission was to accept the revised gazebo location; and to allow the project to move ahead without a site plan.

Planning Director Wieprecht also reviewed ongoing development projects with the Commission.

County Planning liaison Stewart updated the Commission on the County's ongoing comprehensive rezoning and upcoming public meetings and map updates related to that effort.

City attorney Gullo advised the Commission that a special exception granted by the Board of Appeals to allow a liquor store to operate at 226 East Baltimore Street has been appealed by the owners of other liquor stores that currently operate in the City.

The next meeting will be held on April 29, 2019. With no further business, the meeting adjourned at 8:25 PM on motion by Commission Member Glass.

Submitted by:
Jim Wieprecht, Director of Planning and Zoning