

**Taneytown Planning Commission
Minutes
July 29, 2019**

The Taneytown Planning Commission met on July 29, 2019 at 7:30 PM in the City Council Chambers. Chairman Parker and commission members, LeFaivre, Glass, Guckes, and Naylor were present. County planning liaison Stewart, and planning director Wieprecht were also in attendance.

Minutes from the June 17, 2019 meeting were approved unanimously following motion by Commission member LeFaivre.

Planning Director Wieprecht refreshed the Commission on the Maryland Compassionate Care and Wellness site development plan. Randy Petkus of BPR, the developer's engineer reviewed aspects of the preliminary site development plan. Following discussion of agency reviews and approvals, the Commission was not prepared to grant conditional preliminary plan approval. Interior building renovations at the site had been permitted under a contingency start, and the Commission was supportive of allowing that work to continue at the developer's risk while the site plan proceeds through the review process. Commission member Naylor moved to approve the continuation of interior renovations pending approval by the Carroll County Bureau of Permits and Inspections. The motion passed unanimously.

Planning Director Wieprecht summarized pending Board of Appeals Case 2019-212. The applicant wishes to operate a family daycare at her home on Huntinghorn Street. Commission members noted the presence of an above ground pool at the property and suggested that the Board of Appeals be made aware of the pool and related safety concerns when reviewing the case. Chairman Parker moved to provide a favorable recommendation to the Board of Appeals for the case; and call the pool to the Board of Appeals' attention. The motion passed unanimously.

Mr. Jack DiGangi, owner of Innovative Earth Solutions and Transport Services LLC., requested a waiver of the site development plan process to allow him to erect a 45' x 75' pole building on an already impervious portion of the property at 5245 Taneytown Pike. The proposed building is intended to house dump trucks. Mr. DiGangi described operations of his businesses that he would like to bring to the site and responded to questions from the Commission. A waiver of the site development plan approval process was unanimously approved following a motion by Commission member Glass.

Planning director Wieprecht reviewed his monthly report; and updated the Commission on current development projects. Mr. Wieprecht provided details regarding the Tannery Barn project, focusing on departures from the approved site development plan and water runoff concerns at that site. Work at the site had been stopped by Carroll County, and though related issues were resolved with the County, Planning Director Wieprecht was holding City approval to continue work that departed from the approved site plan until receiving direction from the Commission specifically regarding the enclosure of what was approved as an open pavilion. Following discussion, the Commission agreed that the pavilion could be enclosed, and that approval of a revised site plan would be re required prior to issuance of a use and occupancy permit. The revised site plan is to include an engineered solution to storm water runoff, elevation views of the proposed pavilion enclosure and document all departures from the approved site plan. Commission member Guckes moved to require a revised site plan be approved before the overall project receives final approvals. The motion passed unanimously.

City attorney Gullo updated the Commission on annexation discussions pertaining to the Sewell farm on Harney Road. Attorney Gullo advised that a concept development plan had been presented to the Mayor and Council, and that Council directed City attorney Gullo and acting City manager Wieprecht to work with the Sewells to develop a draft annexation plan and agreement for Council to consider.

County Planning liaison Stewart updated the Commission on the Triennial Water and Sewer Master Plan update, advising that the Maryland Dept of the Environment has approved the plan, and of an upcoming public hearing on the accepted Carroll County Bicycle and Pedestrian Master Plan, scheduled for September 17, 2019.

Commission member Naylor provided observations regarding the ever-increasing amount of traffic in the City, urging the City to work towards restoring the completion of Antrim Blvd. to the State's transportation plans. The next Commission meeting will be held on August 26, 2019. With no further business, the meeting was adjourned at 8:46 following unanimous approval of a motion by Commission member Guckes.

Submitted by:
Jim Wieprecht, Director of Planning and Zoning