

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – NOVEMBER 6, 2013

The Dorchester County Planning Commission held their regular meeting on November 6, 2013 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Robbie Hanson, Bill Giese, David Andrews, Ralph Lewis and Jerry Burroughs. Also present were Chad Malkus, Attorney, Steve Dodd, Director of Planning, Rodney Banks, Deputy Director, Janice Henderson, Environmental Planner and Merris Hurley, recording. Absent were Laura Layton and Pam Jackson.

Mr. Hanson called the meeting to order at 12:00 p.m. A motion was made by Mr. Lewis to approve the minutes of the September 4, 2013 meeting. Seconded by Mr. Burroughs and carried.

NEW BUSINESS:

Critical Area Administrative Variance Request – Case # AV-6, Ken and Wanda Bruchey, Requesting a variance from the 100' Tidewater Buffer to expand an existing house with two additions. Ms. Henderson explained to the Commission that the applicant is requesting this variance to expand the existing house with two additions. The additions proposed within the Buffer will measure approximately 30' X 12' and 16' X 18'. Approximately half of the smaller addition will be in the 100' Buffer. Total square footage for the variance is 505 square feet and total new lot coverage will be approximately 650 square feet. The proposed additions does not encroach any further than the existing structure into the Buffer, at closest point, the additions will be 53' from shoreline and existing house is 40' from shoreline. The proposed additions will not enlarge the existing footprint of the structure by greater than 30%. The additional square footage in the Buffer is 505 square feet, which is 23% of existing house footprint. The lot coverage will be below the 15% that is allowed. The applicant must mitigate at a 3:1 ratio for new disturbance in the Buffer and a 1:1 ratio for disturbance outside of the Buffer. Mr. Andrews made a motion to give a favorable recommendation and the applicant must mitigate. Seconded by Mr. Lewis and carried.

Discussion with the Economic Development Office regarding Business Enhancement. Mr. Dodd explained to the Commission that he and Keasha Haythe had been directed by the Council to have a discussion on Business Enhancement. He also explained that they were not entirely certain just what exactly the Council wanted them to discuss. Mr. Hanson believed that she was concerned about the updates to the Comprehensive Plan and why that update was not finished. Mr. Hanson acknowledged that the reason was because of budget restraints. Ms. Haythe was supposed to be in attendance today, but she did not make it to the meeting. Mr. Dodd informed the Commission that if the Plan is updated, the Tier Maps must be adopted and that MDP will comment about the update.

Discussion regarding establishing a local growth percentage goal within Priority Funding Areas. Mr. Banks explained that in response to the review of our Annual Report, MDP is recommending that the County establish a local growth percentage goal within Priority Funding Areas. Because of the small amount of PFA's already established, and the need for the PFA's to be on water and sewer, the Commission decided not to add any goals at this time.

Mr. Dodd informed the Commission that he was trying to find grant money to update our Critical Area ordinances to make it current so that it reflects the changes and regulations that have been adopted.

With no further items or information, Mr. Giese made a motion to adjourn the meeting. Mr. Burroughs seconded the motion and it was carried unanimously. The meeting was adjourned at 12:30 PM.

Respectfully submitted,

Steve Dodd