

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – SEPTEMBER 5, 2012

The Dorchester County Planning Commission held their regular meeting on September 5, 2012 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Joy Loeffler, Chairperson, Bill Giese, Laura Layton, Ralph Lewis and Robbie Hanson. Also present were Chad Malkus, Attorney, Steve Dodd, Director of Planning, Rodney Banks, Deputy Director, and Merris Hurley, recording. Absent were Pam Jackson and David Andrews.

Chairperson Loeffler called the meeting to order at 12:00 p.m. A motion was made by Mr. Giese to approve the minutes of the July 11, 2012 meeting. Seconded by Mr. Hanson and unanimously carried.

Old Business: Public Hearing – Tier Map, SB 236, Sustainable Growth and Agricultural Preservation Act of 2012 (Septic Bill).

Mr. Dodd presented the bill and map to the members of the audience, explaining the different tiers and each tier's basic definition. He also explained that if the County didn't create their own maps, the Planning Commission would then lose the authority to approve major subdivisions. Bill Edwards, Vice President of the Dorchester County Farm Bureau, came forward with a prepared statement in opposition to this bill. Kim Brandt of 1000 Friends of Maryland spoke to the Commission, in favor of the bill.

At this time, Mr. Hanson made a motion to close the public hearing. Motion seconded and unanimously carried.

New Business: P & Z #1255 – Gregory Jones – Application approval for a Shared Driveway Request. Tripp Donovan of Whitten, Fink and Associates explained to the Commission that this request was basically only to formalize an historical condition: this driveway has always been used for access. The applicant is not creating a new driveway. A motion was made by Mr. Lewis to approve the request with the condition that all necessary agreements be signed. Seconded by Mr. Hanson and unanimously carried.

Board of Appeal Cases - The following cases were presented to the Planning Commission for review/comment:

Case #2430 - Sherita and Gregory Candy, Owner
Frank Prettyman, Applicant

To request a variance to allow the replacement of a non-conforming structure (dwelling) in the B-2, General Business District. Property is located at 5330 Cordtown Road and contains .68 acres. The Planning Commission stated that, based on the information presented, they had no problem with the request.

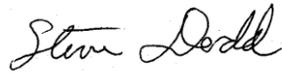
At this time, Mr. Banks presented corrections and additions to the text amendments regarding SB 236. The changes are only what the Commission had asked for since the last meeting when Mr. Banks submitted them initially. Mr. Hanson made a

motion to forward the maps and text to the County Council with a favorable recommendation. Seconded by Mr. Giese and unanimously carried.

Mr. Dodd told the Commission that the Critical Area Commission meeting that was supposed to take place today (concerning our legislative changes) had been postponed.

With no further items or information, Mr. Hanson made a motion to adjourn the meeting. Mr. Lewis seconded the motion and it was carried unanimously. The meeting was adjourned at 1:00 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve M. Dodd". The signature is written in black ink and is centered on the page.

Steve M. Dodd