

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – DECEMBER 4, 2013

The Dorchester County Planning Commission held their regular meeting on December 4, 2013 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Laura Layton, Robbie Hanson, Bill Giese, David Andrews, and Jerry Burroughs. Also present were Chad Malkus, Attorney, Steve Dodd, Director of Planning, Rodney Banks, Deputy Director, and Merris Hurley, recording. Absent were Ralph Lewis and Pam Jackson.

Mr. Hanson called the meeting to order at 12:00 p.m. A motion was made by Mr. Andrews to approve the minutes of the November 6, 2013 meeting. Seconded by Mr. Giese and carried.

OLD BUSINESS:

Discussion with the Economic Development Office regarding Business

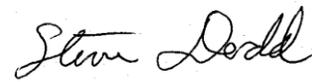
Enhancement. Ms. Haythe informed the Commission that the Council wished her to discuss Business Enhancement with them, and Councilman Bradshaw would address the group. Councilman Bradshaw explained to the Commission that Economic Development and the Council are trying to help people open new business in the County. Councilman Bradshaw stated that people are having trouble opening businesses because they are being told that they can't and that Planning and Zoning has to stop saying "no". Some of the issues he raised were signage along Route 50, allowing people with less than 3 acres to have chickens in their yards, and how the County needs to update the Comprehensive Plan. Mr. Hanson informed him that they had started to update the Plan, but couldn't continue because of budget cuts. Mr. Dodd explained that the County Council made the ordinances, and Planning and Zoning only enforces them. He also said that the State Highway Administration also has rules on signage that won't allow what some people want. Councilman Bradshaw asked why the County doesn't accept credit cards and why there isn't an e-system for the people to apply for things online. Mr. Dodd explained that that issue should be taken up with the Finance Office. He also explained that even if we update the Plan, it would be quit a battle with the State. Mr. Dodd told Councilman Bradshaw to have the Council direct the Commission to start a text amendment on changing the rules on chickens.

NEW BUSINESS

A. Comprehensive Water and Sewer Plan Amendment – ACG Maryland, LLC (Beaver Run Mobile Home Park), Requesting amendments to the text, chart, and addition of a sewer service area map. Robert Burgin, Burgin Engineering and Chris Berry, owner of the park came forward to explain to the Board that there was a problem with the low pressure drainfield. They need to replace all the failing drainfields with a new treatment system and disposal sites. In order to get MDE permits, an amendment to Chapter 4, Sewage, Chapter 4, Table 4-3, and to add a Sewer Service Area Map must take place first. Mr. Banks cited Sections of the Comprehensive Plan, 1996, showing how this request is consistent with the Plan: Chapter 6, Community Facilities, Water and Sewer Goals, page 6-1, Chapter 7, Environmentally Sensitive Areas, Chesapeake Bay Stewardship Goals, page 7-1. Mr. Banks also submitted a letter of support from the Dorchester County Health Department, and comments made from MDP. A motion was made by Mr. Giese to forward a favorable recommendation saying this request is consistent with the Comprehensive Plan based on the Sections that Mr. Banks cited. Seconded by Mrs. Layton and unanimously carried.

With no further items or information, Mr. Burroughs made a motion to adjourn the meeting. Mrs. Layton seconded the motion and it was carried unanimously. The meeting was adjourned at 12:45 PM.

Respectfully submitted,

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

Steve Dodd