

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – February 7, 2018

The Dorchester County Planning Commission held their regular meeting on February 7, 2018 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Robert Hanson, Chair, Laura Layton, Vice Chair, Jerry Burroughs, Ralph Lewis and Mary Losty. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, Brian Soper, Critical Area Planner and Christopher Drummond, Attorney. Absent: Jeffrey King and Bill Giese

Mr. Hanson called the meeting to order at 12:00 p.m.

Mr. Hanson asked for a motion to approve the minutes of January 3, 2018. Mr. Lewis made a motion to approve the minutes and Ms. Losty seconded. The motion unanimously carried.

OLD BUSINESS

A. None

NEW BUSINESS

A. P&Z #1329 – Stephen R. Evans, owner – Lot Line Revision for property located on Hambrooks Boulevard and shown on Tax Map 30, Grid 3, Parcel 246, Lots 1 & 2. Property is zoned SR, Suburban Residential and is located in the Chesapeake Bay Critical Area.

Jeff Hubbard, Lane Engineering, 15 Washington, St., Cambridge, MD presented the lot line revision. He advised that the revision is for lots 1 and 2 and an existing 34 ft. wide paper right of way Chelsea Drive, in existence with the subdivision since the 1950's. Mr. Dodd advised that he had some concerns with the revision and asked Mr. Drummond to review it. Mr. Drummond advised he reviewed the revision and referenced his email to Mr. Hubbard dated February 9, 2018. Mr. Drummond agreed that Chelsea Drive is a paper road but lots 3-14 have a deeded right of way over it that has not been abandoned. He has concerns about title implications for these lots if Chelsea Drive is revised as planned. Mr. Drummond suggested that a document be prepared and signed by the owners of these lots concurring with the change. Mr. Hubbard stated that his client would be willing to do this. Mr. Drummond also advised that if lots 3-14 would be using Chelsea Drive, it would need to be brought up to the county standard of 50 ft. width. There was a lengthy discussion between Mr. Drummond and Mr. Hubbard as to whether Chelsea Drive needs to be brought up to county standard now or whether it could wait until the back lots are developed, which is not planned at present. Both Mr. Drummond and Mr. Dodd agreed that Chelsea Drive could remain as it is as long as no revisions are made to it. Both agreed however that this would be the appropriate time to bring it up to county standards. Mr. Hubbard then spoke with the owner Mr. Evans about this matter, and he was agreeable to bring Chelsea Drive up to current standards. Mr. Drummond also noted that the tax map information for the back lots is wrong and needs to be corrected.

KD Applegarth, Dorchester County Sanitary District, was sworn in. She advised that the Sanitary District committee had reviewed the plat and their only concern was that the sewer lines and pumping station that serve this area should be shown on the plat. Mr. Hubbard noted that this was done on the revised plat.

Mr. Lewis made a motion to approve with the following stipulations, Chelsea Drive be brought up to the county standard of 50 ft. in width and make the plat changes that Mr. Drummond has recommended. Ms. Losty seconded and the motion unanimously carried.

- B. P&Z #1330 – Protenergy Natural Foods, applicant - Site Plan Approval. The applicant is requesting site plan approval and a parking deviation request for the expansion of an existing structure. The site is located at 904 Woods Road and is shown on Tax Map 41, Grid 6, Parcel 225. Property is zoned I-1, Light Industrial and is not located in the Chesapeake Bay Critical Area.**

Tim Glass, Lane Engineering, 15 Washington St., Cambridge, MD, Neal Connors, Protenergy, 904 Woods Rd., Cambridge, MD and any other person who would be testifying were sworn in.

Tim Glass reviewed the site plan. He advised that this is a plant addition of approximately 47,250 sq. ft. There will also be additional loading docks and trailer storage. Mr. Glass explained the operation of the stormwater management plan, noting that it will meet Maryland Department of Environment requirements. Mr. Drummond suggested that since Protenergy owns and will use a portion of the wooded area on tax parcel 225, deed parcel 2A for parking, they should consider creating a perpetual easement or change the lot line since parking is supposed to be on the same site as the use. Mr. Glass agreed to do an easement. Mr. Glass noted that the parking area in front of the building will be blacktopped and additional parking spaces created. He reviewed the landscaping plans which include trees and shrubs for buffer. He also reviewed the storm water management plan noting that it will meet MDE requirements. Mr. Burroughs asked if the entire property would be fenced, noting that a road course near this property was recently approved by the City Council. Mr. Connors agreed to fence the entire property. Mr. Glass advised they are in the process of addressing agency comments and resubmitting for final review. He noted that a landscape surety may be required if landscaping is not completed by the time of building occupancy. He also noted that some of the parking lot expansion is near non-tidal wetlands and a permit application is under review with the Corp of Engineers and MDE. Mr. Soper suggested that a note be put on the plat stating the allowable amount of disturbance by the permit. Mr. Glass noted that the building is served by the Municipal Utilities Commission and they are working with MUC on the additional usage. Mr. Dodd advised that the site plan will need to be signed by MUC, City of Cambridge, Department of Public Works, Health Department, Planning Commission Chair and Soil Conservation. He recommended that this be a condition of approval today. Mr. Dodd read into record comments from the various agencies. Mr. Banks reviewed the Forest Conservation/Forest Delineation plans. Forest conservation signage will need to be installed before approval of the site plan. A long term protection agreement will need to be signed and recorded.

Mr. Glass reviewed the parking deviation request. He referenced §155-58 of the Zoning Ordinance, General Manufacturing, noting the requirement is 1 space for every 500 sq. ft. of gross floor area. He advised that there is flexibility within the Code to request, through the Planning Commission, that this figure be deviated from based on specific needs of the facility. Mr. Glass advised that after a review of shift requirements, 60 spaces will be needed per shift, to include additional employees in the new building. Mr. Glass noted that they now have 75 spaces for employees and an additional 45 spaces will be created through the new construction. Mr. Glass advised that 120 spaces will be ample to accommodate employees and visitors.

Layne Bynum of AWB Engineering reviewed the proposed structure noting that it will be compatible with the existing structure.

Mr. Hanson called for a motion. Mr. Burroughs made a motion to approve the site plan with the stipulation that all agency comments are addressed, the easement is addressed and required signatures are obtained. Mr. Burroughs also made a motion to approve the request for the parking deviation as presented. Ms. Losty seconded and the motions unanimously carried.

Board of Appeals Cases – Review and recommendation.

Mr. Banks advised that there are no new cases for February. The February meeting will be a continuation of the Richfield utility scale solar project.

B. Comprehensive Plan Update

Mr. Dodd advised that the County Council approved awarding the bid to AECOM. Mr. Dodd advised that each bidder was reviewed based on criteria prepared by the evaluation committee. A contract still needs to be developed and executed. Mr. Dodd advised that an outline strategy will be prepared to direct the process. Mr. Dodd noted that there will not be a citizen advisory board, the Planning Commission will act as the advisory committee.

INFORMATION

Mr. Lewis and Mr. Hanson spoke about positive comments they have recently received from citizens concerning the Planning and Zoning staff.

With no further business, Mr. Burroughs made a motion to adjourn and Ms. Losty seconded. The motion unanimously carried. The meeting was adjourned at 12:40 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "L. B. Burroughs", written in a cursive style.