

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – August 1, 2018

The Dorchester County Planning Commission held their regular meeting on August 1, 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, Bill Giese, Mary Losty, Ralph Lewis and Jerry Burroughs. Also present were, Steve Dodd, Director, Rodney Banks, Deputy Director, Brian Soper, Environmental Planner and Christopher Drummond, Attorney. Absent: Jeffrey King

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

Mr. Hanson asked for a motion to approve the minutes of June 6, 2018. Mr. Burroughs made a motion to approve the minutes and Mr. Giese seconded. The motion unanimously carried.

OLD BUSINESS

A. None

NEW BUSINESS

A. **P & Z #1338 – Baywater Animal Rescue, applicant, Animal Welfare Society of Dorchester County, owner. Site Plan Approval. The applicant is requesting site plan approval for a private institutional animal rescue facility. The site is located at 4930 Bucktown Road and is shown on Tax Map 53, Grid 3, Parcel 40. The Property is zoned AC, Agricultural Conservation.**

Mr. Dodd advised that the request should include a deviation from the required number of parking spaces, addressed in the Staff Report but not included on the agenda description.

Tim Glass, PE, Lane Engineering, 117 Bay Street, Easton MD, Tom Divilio, Board President for the Baywater Animal Rescue, and any other person who would be testifying in this case, were sworn in.

Mr. Glass advised the primary purpose of the project is to replace an existing shelter for the cats. The existing building and a shed will be removed. The new cat house will be 1,645 sq. ft. He noted the impervious surface will be reduced by approximately 1,100 sq. ft. He reviewed the proposed site plan.

He also advised the existing septic system has failed and will need to be replaced. There is a bermed infiltration pond at the rear of the property that is no longer usable. He described the type of system that will replace the existing one.

Mr. Glass spoke about the parking deviation request and advised they are asking for a reduction from the required number of 23 spaces to 8, one of which will be ADA compliant. He stated the facility now has 8 spaces and this meets the needs of the facility.

Forest Conservation will be addressed with a Declaration of Intent; clearing will be less than 20,000 sq. ft. for the new sewage reserve area.

Mr. Dodd read agency comments into record. The Health Department stated that the purposed replacement of the existing residence with a frame building to house cats is not expected to cause a significant increase in the waste water flow. The existing berm infiltration pond is failing. The applicant has been working with this office to determine an acceptable replacement and upgrade. The sewage reserve area shown is in the right location but needs to be 220 ft. long by 50 ft. wide to accommodate the required drain field. The existing water supply is adequate for the proposed use.

Mr. Dodd advised that Department of Public Works had no comment.

An email from Karen Houtman, Soil Conservation was included in the agenda packet.

With no further questions, Mr. Hanson asked for a motion for the site plan. Mr. Giese made a motion to approve the site plan and, Mr. Burroughs seconded. The motion unanimously carried.

Mr. Hanson then asked for a motion to allow the requested deviation from the required 23 spaces to 8 spaces. Mr. Lewis made the motion and, Mr. Burroughs seconded. The motion unanimously carried.

B. Board of Appeals Cases – Review and recommendation.

Case#2631 – Dale & Shelly Kulp, applicant

To request a variance from the tidewater buffer setback requirement of 100 ft. to a reduced tidewater buffer setback of no closer than 70.8 ft. for the structure and no closer than 50.8 ft. for lot fill and grading. The drinking water supply well is proposed to be approximately 60 ft. from tidal wetlands. Property located on Harrison Ferry Road, Hurlock, MD 21643 containing 2.4 acres. Zoned AC-RCA, Agricultural Conservation–Resource Conservation Area.

Based on the information provided, the Planning Commission suggests the Board take into consideration the Critical Area comments and, the applicant needs to demonstrate the hardship.

C. Comprehensive Plan Update

Mr. Soper spoke about the three Comprehensive Plan update meetings held in South Dorchester, North Dorchester and the County Office Building for citizen input. Results from these workshops should be available mid-August. Meetings are scheduled in August with the Dorchester Citizens for Planned Growth and the remaining department heads. Mr. Soper advised that information about the Comprehensive Plan update is available on the County's website and Facebook.

INFORMATION

A. None

With no further business, Mr. Burroughs made a motion to adjourn and Mr. Giese seconded. The motion unanimously carried. The meeting was adjourned at 12:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "H. Soper", written in a cursive style.