

DORCHESTER COUNTY PLANNING COMMISSION
MINUTES – FEBRUARY 5, 2020

The Dorchester County Planning Commission held their regular meeting on February 5, 2020 at 12:00 PM in the County Office Building, Room 110 in Cambridge, Maryland. Members present were Robert Hanson, Chairman, Bill Giese, Mary Losty, Laura Layton, William Windsor and Ralph Lewis. Absent: Jerry Burroughs, Vice Chairman

Also present were Steve Ball, Director of Planning & Zoning, Rodney Banks, Assistant Director of Planning & Zoning, Brian Soper, Environmental Planner, and Christopher Drummond, Attorney.

I. **MINUTES:** Ralph Lewis moved to approve the minutes from the last meeting of January 8th and was seconded by William Windsor and they were approved.

II. **OLD BUSINESS:**

Discussion of Planning Criteria for “Tier Maps” and the Comprehensive Plan.

The Commission deferred any action on including Tier Maps as a part of the Comprehensive Plan from the previous meeting. Steve Ball presented additional background information on tier map requirements and the relationship to major subdivisions serviced on septic systems. The Commission discussed the issue with the staff and attorney Drummond. Rodney Banks explained some of the previous background on the issue. The Commission discussed the need to include a new tier map in the Comprehensive Plan update. The general discussion of the Planning Commission was in support of including the map as a part of the Comprehensive Plan. Mr. Ball noted it was a policy decision for the Commission to decide. Mary Losty motioned to direct staff to request County Council to provide funding for the work. William Windsor seconded the motion and the Commission approved the recommendation. Mr. Ball noted he would present it to the County Council and that they would need to authorize spending additional funding for our consultant in order to do this work, otherwise it may be delayed.

III. **NEW BUSINESS**

A. **Critical Area Administrative Variance Request – Case #AV-58. Thomas and Donna Louzon owners for property located at 4916 David Green Road, Cambridge, MD. The request is to allow the expansion of an existing single family dwelling and deck within the Chesapeake Bay Critical Area 100’ buffer.**

The applicant's representative, Mr. Steve Whitten, was sworn in. Brian Soper of staff presented an overview of the request. He noted the structure existed prior to the Critical Area law and that the deck will be a part of the 500 square foot limitation expansion area. It was noted the improvements will be flood safe. Mr. Whitten noted the addition of the steps and landing area and Mr. Soper stated that the area was exempt from the regulations. The Commission discussed variations of lot coverage criteria for different sized properties.

Laura Layton moved to recommend approval of the request to the Planning Director and Mary Losty seconded the motion. It was unanimously approved.

B. Coastal Seafood Site Plan. A request to approve a new 7,000 square foot building and a 70 square foot addition to the existing building; and a 1,200 square foot expansion of the existing dock. The project is in a Village Zoning District, located at 1548 Taylors island Road, Woolford, MD.

The applicant's representative, Mr. Steve Whitten, was sworn in. Rodney Banks presented the application on behalf of the county staff. He noted the property is serviced by well water but is on public sewer service. Also, the applicant included a 6' fence for screening the adjacent property which was a requirement of the Special Exception approval. He stated the plan should indicate parking areas on the design layout.

Mr. Whitten said the neighbors support the project and the new fence. Mr. Drummond noted some differences on the aerial versus the site plan which was due to outdated information but it was stated that a lot line adjustment had been completed to make the plan consistent with current property size and location.

Ralph Lewis moved to approve the request. It was seconded by Mary Losty and unanimously approved by the Planning Commission.

C. Recommendation for Communication Tower. Tower North Development (Centerline Communications). Review and Comment only to Board of Appeals, case #2654.

The project is proposed to be located at the Neck District Volunteer Fire Company site on Cook's Point Road. Rodney Banks presented the project to the Commission. The applicant's attorney, Mr. Shawn Hughes, and Mike McKinney – representing the Fire Company were present and provided additional background information. The discussion focused on the tower pole height of 175 feet and setback requirements. It was noted that additional adjacent property will be needed (either acquired or easements) to meet setback requirements. The applicants noted that this was in the process. Mr.

Windsor suggested the applicant review with local airport authorities for lighting requirements. The Commissioners agreed to forward favorable support to the Board of Appeals that they had no objections.

D. INFORMATION

No additional information was provided by the Planning Commission or by staff and the meeting adjourned at approximately 1PM.

Respectfully Submitted,

Steve Ball, AICP

Director of Planning & Zoning