

DORCHESTER COUNTY PLANNING COMMISSION
MINUTES – JUNE 3, 2020

The Dorchester County Planning Commission held their regular meeting on May 6, 2020 at 12:00 PM Via Conference Call. Members present were Robert Hanson, Chairman, Mary Losty, Ralph Lewis, Bill Giese, Laura Layton, Jerry Burroughs, Vice Chairman, and Bill Windsor

Also present were Steve Ball, Director of Planning & Zoning, Brandon Vermillion, GIS Specialist, and Christopher Drummond, Attorney.

- **MINUTES:** Laura Layton motioned to approve the minutes from the last meeting, Mary Losty seconded the motion and they were approved.
- **OLD BUSINESS:** N/A
- **NEW BUSINESS:**
- **Project #1369, Neck District Cell Tower Site Plan. The project is located at 954 Cook's Point Road and located on the fire station site**

The applicant's representative, Mr. Shawn Hughes was sworn in. Steve Ball of staff presented an overview of the request. He began by noting that the property is owned by the Neck District Fire Company but is being developed by Tower North Development. Mr. Ball explained that the cell towers purpose is to improve cellular communication for the area. He then noted that the proposed development area would be 4,800 Sqft. It was also noted that during the Board of Appeals meeting in February it was decided that the special exception application for the project would be approved if the applicant takes title to the adjacent land as well as completing a lot line revision to allow enough land to construct the tower. Bill Windsor of the commission asked the applicants representative about the need for lighting on the proposed tower. The representative, Mr. Hughes stated that the airport was already contacted and that the tower did not require an additional lighting. Chairman Hanson called for any comments from the public and there were no objections.

Jerry Burroughs motioned to approve the request, the motion was seconded by Bill Windsor and it was unanimously approved.

- **Draft 2020 Comprehensive Plan. Request to transmit a draft copy of the plan to the State of Maryland Department of Planning and to adjacent jurisdictions to conduct a 60 day agency review and comment process.**

Steve Ball of staff presented the commission with the draft of the Dorchester County Comprehensive Plan for their review. Mr. Ball explained that the first step to adopt the plan is to send the draft to the Maryland Department of Planning. Then the Department of Planning will initiate a 60 day review

period. The Director stated that after the transmittal to the Department of Planning the document will be open to public for review. Mr. Hanson asked attorney Christopher Drummond for his opinion on the document, Mr. Drummond had no negative comments.

Bill Giese motioned to approve the sending of the document to the Department of Planning. The motion was seconded by Mary Losty and it was approved

- **BOARD OF APPEALS CASES – Planning Commission review and advisory comments only to the Board of Appeals**
- **Project #2658, Cuncell and Callahan. The project is located at the intersection of Hoopers Island Road at Riverside Drive. A Special Exception request to allow the development of an accessory use structure, prior to any primary use structure.**

The Applicants representative Ryan Showalter was sworn in. Mr. Ball of staff presented an overview of the project. He noted that the project is surrounded by the critical area but is not actually within the buffer. Mr. Showalter stated that the property was purchased for recreational hunting. He then noted that the applicants wish to build an accessory structure to store hunting and property management equipment. The applicant's representative stated that the proposed construction area already has been prepared for a building from a prior site plan that was never completed. Mr. Showalter ended by stating that the neighbors have no objections to the new accessory structure.

The planning commission had no objections to the request and recommended in favor of the request to the Board of Appeals.

- **INFORMATION: N/A**

No additional Information was provided by the commission or by staff and the meeting adjourned at 12:45PM.

Respectfully Submitted,

Brandon Vermillion

GIS Specialist