

DORCHESTER COUNTY
DEPARTMENT OF PLANNING & ZONING
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410-228-3234



Planning Commission
08-04-2021 Meeting Minutes

The Dorchester County Planning Commission conducted a meeting on Wednesday, August 4th, 2021 at 12pm. The meeting was held both in person and virtually.

Planning Commission:

- Attending in person:
Robbie Hanson, Chair; Jerry Burroughs, Vice Chair; Commissioners Mary Losty, Ralph Lewis, William Windsor and Laura Layton
- Absent: None

Also attending:

Christopher Drummond, Attorney; Susan Webb, Assistant Director of Planning & Zoning; Brandon Vermillion, GIS Specialist; April Felton, Zoning Technician; Tim Marshall, Surveyor; Steve Whitten, Surveyor

Chairman Hanson called the meeting to order at 12pm.

Chairman Hanson asked for a motion to approve the agenda as proposed; Commissioner Lewis made a motion, it was seconded by Commissioner Windsor, all approved.

Chairman Hanson asked for a motion to approve the Minutes of the July 7th Planning Commission meeting as submitted; Vice-Chair Burroughs made a motion, it was seconded by Comm. Losty; all approved.

A- Planning and Zoning:

- **Administrative Variance #78 – Acosta Residence: 5712 Beach Haven Road, E. New Market, MD**
(Zoned, RR – Rural Residential District, LDA Critical Area) Request to construct new open/screened over existing concrete pad.
 - **Nature of request:**
 - The existing dwelling was constructed in 1932
 - Similar variances have been granted in the past for the same type of construction
 - **Decision:**

After Ms. Webb's presentation, Commissioner Lewis made a motion to approve the application as submitted. Commissioner Windsor seconded that motion, all approved (vote was 5-0). The Administrative Variance (AV-78) was approved.
- **Administrative Variance #79 – Cooper Residence: 5307 Morris Neck Road, Cambridge, MD**
(Zoned, RC – Resource Conservation District, RCA Critical Area) Request to approve expansion of existing dwelling and accessory dwelling.
 - **Nature of request:**
 - The proposed expansion will only effect privately owned dwelling and accessory structure
 - Similar variances have been granted in the past for the same type of construction

- **Decision:**
After Ms. Webb's presentation, Commissioner Losty made a motion to approve the application as submitted. Commissioner Geise seconded that motion, all approved (vote was 5-0). The Administrative Variance (AV-79) was approved.
- **Administrative Variance #80 – Cybulski Residence: 1687 Hoopersville Road, Fishing Creek, MD**
(Zoned, V – Village District, LDA Critical Area) Request to approve replacement of accessory building and construct a new pervious deck within the 100 foot buffer.
- **Nature of request:**
 - The existing dwelling was constructed in 1968
 - Dwelling and shed area of parcel is burdened by 100' buffer and three (3) sides.
- **Decision:**
After Ms. Webb's presentation, Vice-Chair Burroughs made a motion to approve the application as submitted. Commissioner Losty seconded that motion, all approved (vote was 5-0). The Administrative Variance (AV-80) was approved.
- **Administrative Variance #81 – Fabiszewski Residence: 1302 Town Point Rd, Cambridge, MD**
(Zoned, RC – Resource Conservation District, RCA Critical Area) Request to construct small porch within the 100 ft buffer.
- **Nature of request:**
 - The proposed construction will have little to no impact on the existing buffer.
 - Similar variances have been granted in the past for the same type of construction
- **Decision:**
After Ms. Webb's presentation, Commissioner Lewis made a motion to approve the application as submitted. Commissioner Windsor seconded that motion, all approved (vote was 5-0). The Administrative Variance (AV-81) was approved.
- **Administrative Variance #82 – Wyatt Residence: 5528 Ross Neck Road, Cambridge, MD**
(Zoned, RC – Resource Conservation District, RCA Critical Area) Request to construct new porch addition within the 100 ft buffer.
- **Nature of request:**
 - The proposed expansion utilizes area of existing lawn
 - Similar variances have been granted in the past for the same type of construction
- **Decision:**
After Ms. Webb's presentation, discussion was had regarding the Critical Area Commission's recommendation not to issue this Administrative Variance. Vice-Chair Burroughs made a motion to disapprove the application as submitted. Commissioner Geise seconded that motion, all approved (vote was 5-0). The Administrative Variance (AV-82) was denied. This was based on the Critical Area Commission's recommendation (per Chapter 68 of the Dorchester County Code) and from the recommendation from counsel.
- **Administrative Variance #83 – Perham Residence: 5301 Morris Neck Road, Cambridge, MD**
(Zoned, RC – Resource Conservation District, RCA Critical Area) Request to construct replacement dwelling and deck addition in the 100 ft buffer.
- **Nature of request:**
 - The proposed replacement dwelling is smaller in size and utilizes existing development footprint
 - Similar variances have been granted in the past for the same type of construction
- **Decision:**
After Ms. Webb's presentation, Vice-Chair Burroughs made a motion to approve the application as submitted. Commissioner Geise seconded that motion, all approved (vote was 5-0). The Administrative Variance (AV-83) was approved.

B. Board of Appeals Cases:

- Acosta: Recommend approval

- Hazeltine – Recommend approval, recommend screening
- Hudson – Recommend approval
- Loc – Recommend approval
- Nelson – Defer to Board
- Vroman – Recommend approval
- Woodward – Recommend approval

Chairman Hanson asked for a motion to adjourn the meeting. Commissioner Losty made a motion; it was seconded by Vice Chair Burroughs, all approved.

The meeting adjourned at 1:27pm.

Respectfully submitted:

Susan E. Webb
Assistant Director of Planning and Zoning

Reviewed: _____



Date: _____

10/18/21