**DORCHESTER COUNTY**

**DEPARTMENT OF PLANNING & ZONING**

**501 COURT LANE, PO BOX 107**

**CAMBRIDGE, MD 21613**

**410-228-3234**



**Planning Commission**

**05-04-2022 Meeting Minutes**

The Dorchester County Planning Commission conducted a meeting on Wednesday, May 4, 2022 **at 12pm**. The meeting was held both in person and virtually.

The meeting took place in Room 110 of the County Building, at 501 Court Lane, Cambridge. The call-in number remained similar.

Planning Commission:

* Attending in person:

Robbie Hanson, Chair; Commissioners William Giese, William Windsor, Russell Hurley, Mary Losty, Ralph Lewis

* Absent:

Jerry Burroughs, Vice-Chair;

Also attending:

Christopher Drummond, Attorney; Susan Webb, Acting-Director of Planning & Zoning; Brandon Vermillion, GIS Specialist; April Felton, Zoning Technician; Jason Boothe, Environmental Planner; Steve Dodd, Consultant for P & Z

For cases representation:

Commissioner Hanson called the meeting to order at 12:06 pm.

Commissioner Hanson asked for a motion to approve the revised agenda, as presented. Commissioner Giese made a motion, it was seconded by Commissioner Windsor, all approved.

Commissioner Hanson asked for a motion to approve the April 6, 2022 Planning Commission minutes as presented; Commissioner Giese made a motion, it was seconded by Comm. Hurley; all approved.

1. **Planning and Zoning:**

* Administrative Variance Case #90 Stafford Property – 1412 Town Point Road. Requesting to expand existing dwelling within the 100 foot buffer. Case was presented with discussion from the surveyor, Steve Whitten. AV was approved 6 aye – 0 nay.
* Administrative Variance Case #9 Fenton Mruk Property – 5719 Green Cove Road. Requesting to construct new porch and expansion of existing previous deck within the 100 foot buffer. Case was presented with discussion from the surveyor, Steve Whitten. AV was approved 6 aye – 0 nay.

**B. Board of Appeals:**

* **BOA Case #2726 Grabus Property: Special Exception, Edgar Road, Cambridge, MD** (Zoned, RC – Resource Conservation District) Request Special Exception to allow construction of an accessory structure prior to the primary.
  + After Ms. Webb’s presentation, a short discussion ensued regarding the case. The property is not located in the Critical Area. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision
* **BOA Case #2727 Scharf Property: Special Exception, 5147 Harrison Ferry Rd, Hurlock, MD** (Zoned, AC/RC – Agricultural Conservation - Resource Conservation District) Request Special Exception to allow construction of an accessory structure prior to the primary.
  + After Ms. Webb’s presentation, a short discussion ensued regarding the case. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision
* **BOA Case #2728 Blazejak-Brooks Property: Special Exception, 5617 Mount Holly Rd, Cambridge, MD** (Zoned, AC – Agricultural Conservation District) Request Special Exception to allow construction of an accessory structure with greater sum square footage than allowed by code.
  + After Ms. Webb’s presentation, a short discussion ensued regarding the case. The property is not located in the Critical Area. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision

**C. Other Business:**

* Text Amendment: Hansell House, 4837 Indiantown Road, Vienna, MD. The project was discussed with giving overview information. The project was discussed with giving overview information of the rezoning of this property to allow an educational facility. Midge Ingersoll, agent for the owner presented. Documentation was provided by the Critical Area Commission with their recommendations and approval. A 6 aye to 0 nay vote was made to provide a positive recommendation to the County Council, with a Findings of Fact to be provided with that recommendation.

* Growth Allocation: Suicide Bridge Restaurant, 6304 Suicide Bridge Rd, Secretary, MD. The project was discussed with giving overview information. Documentation was provided by the Critical Area Commission with their recommendations and approval. Presentation was provided by Anthony Kupersmith, attorney for applicant. The project was discussed with giving overview information. A 6 aye to 0 nay vote was made to provide a positive recommendation to the County Council, with a Findings of Fact to be provided with that recommendation.

**D. Discussion:** Comprehensive Plan Rezoning project. This project will be ongoing with the consultation provided by Mr. Dodd.

Chairman Hanson asked for a motion to adjourn the meeting. Commissioner Giese made a motion; it was seconded by Commissioner Windsor, all approved. The meeting adjourned at 1:50 pm.

Respectfully submitted:

Susan E. Webb Reviewed (Chairman Robbie Hanson):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Acting-Director of Planning and Zoning Date: \_\_\_\_\_\_\_\_\_\_\_