**DORCHESTER COUNTY**

**DEPARTMENT OF PLANNING & ZONING**

**501 COURT LANE, PO BOX 107**

**CAMBRIDGE, MD 21613**

**410-228-3234**



**Planning Commission**

**10-5-2022 Meeting Minutes**

The Dorchester County Planning Commission conducted a meeting on Wednesday, October 5, 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:

Ralph Lewis, Chair; Commissioners William Giese, William Windsor, Russell Hurley, Mary Losty, and David Brohawn

* Absent:

None

Also attending:

Christopher Drummond, Attorney; Susan Webb, Director of Planning & Zoning; Jason Boothe, Environmental Planner; Steve Dodd, Consultant for P & Z

For cases representation:

Chairman Lewis called the meeting to order at 12:08 pm.

Chairman Lewis asked for a motion to approve the agenda, as presented. Commissioner Giese made a motion, it was seconded by Commissioner Losty, all approved.

Chairman Lewis asked for a motion to approve the September 7, 2022 Planning Commission minutes as presented; Commissioner Losty made a motion, it was seconded by Comm. Windsor; all approved.

1. **Planning and Zoning:**
* **Administrative Variance #93, Bird Property: 805 Kim Drive, Cambridge, MD** (Zoned RR-Rural Residential, LDA Critical Area) Request Administrative Variance to construct expansion of existing patio areas.
	+ Case was read into record and discussed. Commissioner Losty made a motion, it was seconded by Comm. Hurley; all approved.
* **Administrative Variance #94, Brookbank Property: 5812 Indian Quarter Rd, Cambridge, MD** (Zoned RCA-Resource Conservation Area, RC Critical Area) Request Administrative Variance to construct new deck within the 100’ buffer.
	+ Case was read into record and discussed. Approval from Critical Area Commission was presented. Commissioner Windsor made a motion, it was seconded by Comm. Losty; all approved.
* **Administrative Variance #95, James Property: 4903 Longview Rd, Woolford, MD** (Zoned RR-Rural Residential, LDA Critical Area) Request Administrative Variance to construct solar ground mount installed within extended buffer.
	+ Case was read into record and discussed. Commissioner Losty made a motion, it was seconded by Comm. Hurley; all approved.
* **Site Plan Review, 6012 Shiloh Church Hurlock Rd, Hurlock, MD –** Construct new 8,000 square foot commercial building on commercial lot.
	+ Case was read into record and discussed. Commissioner Windsor made a motion, it was seconded by Comm. Giese; all approved.
1. Board of Appeals:
* **BOA Case #2741 Gibbs Special Exception, Maple Ave, Cambridge, MD** Request Special Exception to allow an accessory structure be constructed prior to the primary structure.
* **BOA Case #2742 Wingate Church: Special Exception, 2035 Crab House Rd, MD** (Zoned, V – Village District) Request Special Exception to expand the existing church in the Village Zone. Applicant proposes a horizontal addition of 372 sf combining an ADA bathroom and classroom.
* **BOA Case #2744 Hubbard: Special Exception, 5807 Wheatley Church Rd, Rhodesdale, MD.** (Zoned, AC – Agricultural Conservation District) Request Special Exception to construct an accessory structure with total sum greater than allowed by code. (Request is 1,600 sf)
* **BOA Case #2745 Smith: Variance, 5714 Beach Haven Rd, East New Market, MD.** (Zoned, RR – Rural Residential District) Request Variance to construct a deck within the 100 ft critical area buffer.
	+ After Ms. Webb’s presentation, a short discussion ensued regarding each of the above. Chairman Lewis expressed that the opinion of the Planning Commission was favorable to the request of each case, based on the information and evidence presented. The case is forwarded to the Board of Appeals for further discussion, presentation and decision.

 **C. Other Business:**

**Presentation, Comprehensive Plan Rezoning Project:**

* Steve Dodd, consultant for Dorchester County Planning & Zoning presented the Comprehensive Plan Rezoning Project. Mr. Dodd explains his role as a consultant for P & Z, and gave an overview of the documents and maps provided for today’s presentation.

Chairman Lewis asked for a motion to adjourn the meeting. Commissioner Giese made a motion; it was seconded by Commissioner Hurley, all approved. The meeting adjourned at 2:18 pm.

Respectfully submitted:

Susan E. Webb Reviewed (Chairman Ralph Lewis):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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