**DORCHESTER COUNTY**

**DEPARTMENT OF PLANNING & ZONING**

**501 COURT LANE, PO BOX 107**

**CAMBRIDGE, MD 21613**

**410-228-3234**



**Planning Commission**

**11-2-2022 Meeting Minutes**

The Dorchester County Planning Commission conducted a meeting on Wednesday, November 2, 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 12:01 pm.

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

Chairman Lewis asked for a motion to approve the October 5, 2022 Planning Commission minutes as presented; Commissioner Windsor made a motion, it was seconded by Comm. Giese; all approved.

1. **Planning and Zoning:**

* **Site Plan Revision, Lot #25 Dorchester Business Park (Shay) –** Revise previously approved commercial site plan. *This case is also contingent on the Board of Appeals Variance case.*
  + Case was read into record and discussed. Commissioner Losty made a motion, it was seconded by Comm. Hurley; all approved.
* **Site Plan Review, Lot #10 Dorchester Business Park (Whittington) –** Commercial site approval.
  + Case was read into record and discussed. Commissioner Losty made a motion, it was seconded by Comm. Giese; all approved. *Approval contingent on stormwater management plan.*
* **Site Plan Revision, Lot #1 Ocean Gateway (Breckenridge Barn, LLC) –** Revise previously approved commercial site plan.
  + Case was tabled until the December meeting.

1. **Board of Appeals:**

* **BOA Case #2741 Shay Variance, Lot #25 Dorchester Business Park, Cambridge, MD** Request Variance to allow a 10 foot variance from the 50 foot front yard setback.
  + 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 Losty, all approved. The meeting adjourned at 12:54 pm.

Respectfully submitted:

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

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