**DORCHESTER COUNTY**

**DEPARTMENT OF PLANNING & ZONING**

**501 COURT LANE, PO BOX 107**

**CAMBRIDGE, MD 21613**

**410-228-3234**



**Planning Commission**

**09-07-2022 Meeting Minutes**

The Dorchester County Planning Commission conducted a meeting on Wednesday, September 7, 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, Robbie Hanson and David Brohawn

Also attending:

Christopher Drummond, Attorney; Susan Webb, Director of Planning & Zoning; Jason Boothe, Environmental Planner

Chairman Lewis called the meeting to order at 12:06 pm.

Chairman Lewis asked for a motion to approve the agenda, with revisions; Commissioner Losty made a motion, it was seconded by Commissioner Brohawn, all approved.

1. **Planning and Zoning:**

* **Growth Allocation – Suicide Bridge:** Recommendation to change a portion of the parking area from IDA to LDA for parking overflow. The Growth Allocation was revised to reflect this. Existing parcel will be RCA-LDA, with only a portion AC-RCA-B-2 of adjacent property. Map was amended for parking. Comments from Critical Area reflected the proposed changes can be accommodated. Mr. Drummond asked about the parameters of the parking lot. Mr. Kupersmith elaborated, explaining only plantings will be expanded.

Motion to approve by Commissioner Losty, second by Commsisioner Hurley. Unanimous vote to approve.

* **AV-92 Pennsy** – Steve Whitten presented case to construct within the 100 foot buffer. Critical Area’s comments reflected no issues. Motion to approve made by Commissioner Losty and second by Commissioner Hurley. Unanimous vote to approve.
* **Comprehensive Plan legislation revisions –** Update provided by Steve Dodd, Comprehensive Plan Consultant

1. **Board of Appeals:**

* Board members discussed the following Board of Appeals cases for July and gave recommendations for all.
* **BOA Case #2737 C & P Telephone/Verizon: Variance & Special Exception, 2837 Hoopers Island Rd, Church Creek, MD & 2426 Lakesville- Crapo Road, Crapo MD** Request Special Exception to allow a non-conforming use of Commercial within the Village Zoning District. Request a Variance for replacement of telecommunication equipment and for the installation of an 8 foot chain link fence.
* **BOA Case #2738 Lockhart: Special Exception, 5603 LeCompte Rd, Vienna, MD** (Zoned, AC – Agricultural Conservation District) Request Special Exception to allow a total sum square footage for accessory structure greater than allowed by code. Requested overage 1,344 sf.
* **BOA Case #2739 Thompson: Variance, 5422 Bonnie Brook Rd, Cambridge, MD** (Zoned, SR – Suburban Residential District) Request a Variance for relief from the 100 foot buffer to construct a new single family dwelling.
* **BOA Case #2740 Triquetra Ventures, 608 Hills Point Rd, Cambridge, MD.** Allegation of error regarding short term rentals.

1. **Other Business:**
   * None

Chairman Lewis asked for a motion to adjourn the meeting. Commissioner Hurley made a motion; it was seconded by Commissioner Windsor, all approved. The meeting adjourned at 1:32 pm.

Respectfully submitted:

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

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