

## DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – April 1, 2015

The Dorchester County Planning Commission held their regular meeting on April 1, 2015, 2015 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Robert Hanson, Chairperson, Laura Layton, Bill Giese, David Andrews, and Jerry Burroughs. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, and attorney Christopher Drummond. Absent was Ralph Lewis, Jr.

Mr. Hanson called the meeting to order at 12:00 p.m. A motion was made to approve the minutes of March 4, 2015 meeting by Mr. Andrews and was seconded by Mr. Burroughs.

### **OLD BUSINESS**

**A. None**

### **NEW BUSINESS**

**A. Critical Area Administrative Variance – Case # AV-16 – Samuel Frucht, owner – 4504 Bayshore Road – Requested a variance for the construction of a car barn within the expanded buffer.** Mr. Banks presented the case by stating the property is on Tax Map No. 58, Parcel 42, Block 11, and zoned RC – located at 4504 Bayshore Rd., Taylors Island, MD. The barn will not be constructed any closer to the water than the primary structure on the property and the size for the structure will not exceed the 30% limitation. The property will comply with the restrictions for the accessory structures. The accessory structure will count against the 30% allowed of the administrative variance. There was a home on the property which burnt in Nov. of 2014 and a new home will be constructed in the same footprint. Mr. Banks stated that a 3:1 mitigation is required for the variance. Mr. Banks read agency comments from Julie Roberts of Critical Area Commission; briefly states applicant shall provide the County with a Buffer Management Plan.

No questions from the Commission. Mr. Hanson requested that a motion be made that a variance be provided for the construction of a car barn within the expanded buffer, motion made by Mr. Burroughs, seconded by Mr. Andrews and carried. Mr. Frucht added the dimensions may change, Mr. Banks stated no problem.

**B. P&Z #655 H – Walker Branch, Subdivision, plat (lot) consolidation. Tax Map 44, Grid 12, Parcel 74, Lots 1-9.** Mr. Hughes and Ms. Harding were sworn in. Mr. Dodd read that before you is a consolidation of a 9 Lot

subdivision that was previously approved by the Commission, titled "Walker Branch" located on Maiden Forest Road, Lots 1-9. Previously owned by Theresa Stevens and Frank Durham, the current owners now wish to abandon the subdivision and turn the property back into agricultural. There was a forest conservation easement recorded with the subdivision and a road construction agreement but the road was never taken in by the County road system. Mr. Dodd stated in addition to the plat consolidation there are (2) agreements that will eliminate the original long term easement and the road construction agreement. Mr. Hughes stated due to the fact they are tilling the land and receiving (9) tax bills this is the reason for the request.

No questions from the Commission. Mr. Hanson requested a motion to allow the land return to agriculture, motion made by Mr. Andrews, seconded by Mrs. Layton and carried.

### **Board of Appeals Cases – Review and recommendation**

Case #2574 – Darcy & Joyce Harding, owner  
Andrew Martin/InSite Towers, applicant

To request, as a special exception, a communication tower to be located at 5434 Town Point Road in Cambridge. The property is zoned RR-C Rural Residential – Conservation and contains 152.1 acres. The Commission stated as written, as Developed, as presented, no problem.

With no further business, Mr. Giese made a motion to adjourn. Seconded by Mr. Burroughs and unanimously carried. The meeting was adjourned at 12:27 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "D. Giese", written in a cursive style.