

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – JUNE 5, 2013

The Dorchester County Planning Commission held their regular meeting on June 5, 2013 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Joy Loeffler, Chairperson, Bill Giese, David Andrews, Laura Layton, and Ralph Lewis. Also present were Chad Malkus, Attorney, Rodney Banks, Deputy Director, and Merris Hurley, recording. Absent were Pam Jackson, Robbie Hanson and Steve Dodd.

Chairperson Loeffler called the meeting to order at 12:00 p.m. A motion was made by Mr. Giese to approve the minutes of the May 1, 2013 meeting. Seconded by Mr. Lewis and carried.

New Business: Town of Secretary Annexation Zoning Approval Request – Mark Bryan property, Tax Map 21, Grid 11, Parcels 37 & 157. Mr. Banks informed the Commission that this request for annexation zoning approval is from the Town of Secretary, Perry Otwell and Mark Bryan. The property in question is currently zoned SR-RCA, Suburban Residential-Resource Conservation area and SR, Suburban Residential. The Town proposes zoning of R-3 Residential and Village. Only one of the new lots will be in the Critical Area, five lots will be Village and the rest will be R-3, Residential. Mr. Otwell told the Commission that the Town wanted those five lots to be Village and that most of Main Street is Village. A motion was made by Mrs. Layton to give a favorable recommendation. Seconded by Mr. Giese and unanimously carried.

Board of Appeal Cases - The following cases were presented to the Planning Commission for review/comment:

Case #2437 - Diane Stoecker, Owner
Paradise Energy Solutions, Applicant

To request a variance to place an accessory structure (solar array panel) within the required front yard setback. Property located at 6027 Route 14, Secretary, MD and contains 1.99 acres. SR-Suburban Residential Zoning District. The Planning Commission, based on the information presented to them, would like to see the intrusion into the front yard setback minimized.

Case #2438 - Jones Implement Co., Owner
Eric Ploegh, Applicant

To request a variance to exceed the maximum square footage allowed for an off-premise sign. Property located at 3440 Ocean Gateway and contains 1.01 acres. B-2, General Business District. The Planning Commission, based on the information presented to them, recommended denial.

Case #2439 - Baja Development Corp. c/o Sewell Hubbert, Owner
Sandy McAllister, c/o Miles & Stockbridge, Applicant

To request a special exception to expand a non-conforming use (commercial campground in the B-2 District) and to request a variance from the setback requirement

from public road(s). Property located at 4814 Madison Canning House Road and contains 11.40 acres. B-2, General Business Zoning District. The Planning Commission, based on the information presented to them, had no problem with the request, as long as the new sites were transient.

With no further items or information, Mr. Giese made a motion to adjourn the meeting. Mr. Andrews seconded the motion and it was carried unanimously. The meeting was adjourned at 12:40 PM.

Respectfully submitted,

Rodney Banks