

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – SEPTEMBER 7, 2011

The Dorchester County Planning Commission held their regular meeting on September 7, 2011 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Joy Loeffler, Chairperson, Rob Hanson, Vice-Chair, Bill Giese, Ralph Lewis, David Andrews, and Laura Layton. Also present were Chad Malkus, Attorney, Rodney Banks, Deputy Director of Planning, Michael Bonsteel, Environmental Planner and Merris Hurley, recording. Absent were Pam Jackson and Steve Dodd.

Chairperson Joy Loeffler called the meeting to order at 12:00 p.m. A motion was made by Mr. Hanson to approve the minutes of the August 10, 2011 meeting. Seconded by Mr. Giese and unanimously carried.

Solar Energy Systems, Utility Scale – Referral of Legislation from County Council for review and recommendation. Mr. Banks explained to the Commission that the legislation had been reviewed by the County Council and now the Commission must decide whether a public hearing should be scheduled with this Commission or wait until the Council has a public hearing. A public hearing is not required with the Commission, but is with the Council. A motion was made by Mr. Hanson to move this legislation on to the County Council without a public hearing with the Commission. Seconded by Mr. Giese and unanimously carried.

BOARD OF APPEAL CASES - The following cases were presented to the Planning Commission for review/comment.

Case #2401 - William Dennehy and Marian Stanley, Owner
Ryan Showalter, Applicant

To request a variance from the tidewater buffer setback requirement to allow the construction of a porch and walkway within the tidewater buffer. Property located at 1710 Garden of Eden Road and contains 1.22 acres. RC, Resource Conservation Zoning District. The Planning Commission had no objection, as long as the applicant proves a hardship.

Case #2402 - James and Debra Merryweather

To request a variance to allow construction of an attached garage to be located within the required front yard setback area. Property located at 17 Jenkins Creek Road and contains .29 acres. SR, Suburban Residential Zoning District. The Planning Commission agreed that similar variances had been granted in the immediate area and had no objection to this request, as long as the applicant proves a hardship.

Case #2403 - Jeffrey and Amanda Simons

To request a variance from the tidewater buffer setback requirement to allow the construction of replacement steps to be located in the tidewater buffer. Property located at 1608 Taylors Island Road and contains 51.95 acres. V, Village Zoning District. The Planning Commission had no objection, as this appears to be a genuine hardship.

Case #2404 - Clarence Pritchett & Deborah Hayward, Owners
Brandon Manley, Applicant

To request a variance from the tidewater buffer setback requirement to allow a replacement dwelling to be constructed within the tidewater buffer. Property located at 1939 E. Tedious Creek Road and contains 10.5 acres. RR, Rural Residential Zoning District. The Planning Commission had no objection to his request.

Case #2405 - Parsons Creek Farm, LLC, Owner
Brandon Manley, Applicant

To request a variance from the tidewater buffer setback requirement to allow the replacement of a non-conforming structure (boat house) in the tidewater buffer. Property located at 964 Taylors Island Road and contains 255 acres. RC, Resource Conservation Zoning District. The Planning Commission agreed that it was reasonable to replace this structure, but would be okay with what the Board of Appeals decided.

PlanMaryland – Comments on current PlanMaryland Draft. The Commission discussed Mr. Dodd's comments on the draft and decided that they would look more closely at the revisions and add their own comments to Mr. Dodd's and have them forwarded to MDP.

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,

A handwritten signature in black ink, appearing to read 'Rodney Banks', with a stylized flourish at the end.

Rodney Banks