

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – October 7, 2015

The Dorchester County Planning Commission held their regular meeting on October 7, 2015, at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Robert Hanson, Chair, Laura Layton, Vice Chair, Bill Giese and Jerry Burroughs. Also present were Rodney Banks, Deputy Director. Brian Soper Critical Area Planner and Christopher Drummond, Attorney. Absent were Ralph Lewis, Jeffrey King and Steve Dodd, Director.

Mr. Hanson called the meeting to order at 12:00 p.m.

Mr. Hanson asked for a motion to approve the minutes of September 2, 2015. Mr. Giese made a motion to approve the minutes as submitted. The motion was unanimously approved with Mrs. Layton and Mr. Burroughs abstaining.

OLD BUSINESS

None

NEW BUSINESS

A. BEA Permit Application – George DeGennaro & Bonnie Ware, owners – 1205 Flowers Road, Fishing Creek, Maryland – requesting an 80 sq. ft. addition and construction of a wood deck to be attached to the existing single family dwelling within the 100' Critical Area Tidewater Buffer.

Brian Soper, Critical Area Planner advised that under BEA rules, additions are not allowed to be any closer to the shoreline than an existing structure. The existing structure in this case is a shed that is 16 ft. from the shoreline. The proposed addition and wood deck will not be any closer than 16 ft. In a letter dated September 28, 2015 from the Critical Area Commission, Julie Roberts stated that they have no objection to the request, however a buffer management plan must be completed and approved before construction begins. A 2:1 mitigation will be required for the new lot coverage within the 100 ft. buffer. Mr. Sofer noted that the deck is not included in the lot coverage. Mrs. Layton made a motion to approve and Mr. Giese seconded. The motion was unanimously approved.

B. Critical Area Administrative Variance – Case #AV-18, William J. Collier, owner – 5650 Country Club Road, Cambridge, Maryland – requesting a variance to construct steps to an existing pool house in the 100' Critical Area Tidewater Buffer.

Mr. Soper advised that this is an Administrative Variance from the 100 ft. tidewater buffer to improve an existing accessory structure (pool house) that lies partially within the 100 ft. buffer and the expanded buffer by adding exterior

steps to access the second floor. He also noted that a letter dated September, 23, 2015, from Julie Roberts of the Critical Area Commission stated they had no objection to the request. Mitigation will be 3:1; disturbance is 104 sq. ft. Mr. Soper advised that the Planning Commission is to make a recommendation to the Director of Planning, who will make the final decision. Mr. Hanson made a motion to recommend to Mr. Dodd that he approve the administrative variance contingent on submittal of the outstanding buffer management plan. Mr. Giese made the motion and Mr. Burroughs seconded. The motion was unanimously approved.

C. Critical Area Administrative Variance – Case #AV-19, Edwin Walker Semans, III, owner – Steve Whitten, agent – 5311 Morris Neck Road, Cambridge, Maryland – requesting a variance to construct a room addition, steps, and a chimney to the existing dwelling in the Critical Area Expanded Buffer for hydric soils.

Mr. Soper advised that this request is to allow for an expansion of 594 sq. ft. of living space in the expanded buffer, together with associated steps and chimney for a total of 609 sq. ft. The proposed expansion does not encroach into the 100 ft. buffer. The expansion will comply with lot coverage restrictions. Ms. Roberts of the Critical Area Commission stated in a letter dated September 28, 2015, that they had no objection to the request, but a buffer management plan will need to be completed and approved during the permit process. Mitigation is 3:1. Mr. Hanson made a motion to recommend to Mr. Dodd that he approve the administrative variance contingent on submittal of the outstanding buffer management plan. Mr. Giese made a motion to approve and Mrs. Layton seconded. The motion was unanimously approved.

Board of Appeals Cases – Review and recommendation

Case # 2582- Joseph J. Paul, Owner

To request, as a special exception, to allow additional residential accessory structure (square feet) than permitted in the AC, Agricultural Conservation Zoning District. Property is located at 4331 Blinkhorn Road, Hurlock, MD and contains 1.00 acres. **Based on the information provided, the Planning Commission had no objection with the request.**

II. INFORMATION

Mr. Hanson asked that Jeffrey King and Ralph Lewis be contacted about the Planning Commissioner Training Course being offered in Linthicum, MD on October 29th. An on-line course is also available.

Mrs. Layton advised that the Farm Bureau has taken a position on medical marijuana. Their position is that medical marijuana is not an agricultural crop but a pharmaceutical and they don't want growing, processing or distribution of it zoned agricultural or allowed on agricultural land.

Mr. Drummond reviewed the discussion on medical marijuana that the Planning Commission had in August, 2015.

Mr. Hanson and Mr. Burroughs discussed a meeting recently held by the City Planning Commission to address medical marijuana.

Mr. Burroughs announced that he is retiring from the Planning Commission after this meeting, due to health reasons. Mr. Burroughs was officially the liaison from the City Planning Commission for several years. Mr. Hanson thanked Mr. Burroughs for the time he has dedicated to the City and the County.

With no further business, Mr. Burroughs made a motion to adjourn and Mr. Giese seconded. The motion was unanimously carried. The meeting was adjourned at 12:40 pm.

Respectfully submitted,

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