

# DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – December 7, 2016

The Dorchester County Planning Commission held their regular meeting on December 7, 2016, at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Robert Hanson, Chair, Laura Layton, Bill Giese, Ralph Lewis and Mary Losty. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, Brian Soper Critical Area Planner and Christopher Drummond, Attorney. Absent: Jeffrey King.

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

Mr. Hanson asked for a motion to approve the minutes of November 2, 2016. Mrs. Layton made a motion to approve the minutes and Mr. Giese seconded. The motion carried with Ms. Losty abstaining.

## **OLD BUSINESS**

**A. None**

## **NEW BUSINESS**

**A. Comprehensive Water and Sewer Plan Amendment, Dorchester County Sanitary District, applicant, Coastal Seafood, Inc., owner. – Text and sewer service area map amendments for property located at 1548 Taylors Island Road, Woolford, Maryland. 21677.**

Mr. Banks presented the amendments. When the Madison/Woolford sewer plan was constructed, each of the residential lines connected were allotted 250 gallons per day. Through speaking with the owner of the property at 1548 Taylors Island Road, it was found that this property is allotted only 250 gallons per day with a residence and business (Lindy's Seafood) on the property. Mr. Banks advised they have been working with the Sanitary District, who made application for the original allocations, to create the text amendments that would change the allocation from 250 to 1,000 gallons per day. It would also change the sewer service map designation of the property which is now an S-2 (sewer service in 2 to 5 years) to an S-1 (existing to two years). Ms. Losty asked if the business was in existence when the allocation was made in 2004. Mr. Dodd advised it was.

Mr. Banks advised that if the Planning Commission is agreeable with these amendments their role will be to find that the changes are consistent with the County Comprehensive Plan. The amendments would then move on to the County Council for their action and then to MDE.

Mr. Hanson asked for a motion. Mr. Lewis made a motion to approve the text amendments and forward to the County Council. Ms. Losty seconded and the motion unanimously carried.

**B. Comprehensive Water and Sewer Plan Amendment, Dorchester County Sanitary District, applicant, Bonnie Brook Subdivision. – Text and table amendments (water service) for properties located in the Bonnie Brook Subdivision, 5501 Mallard Lane, Cambridge, Maryland 21613.**

Mr. Banks gave an overview of the amendment. This amendment pertains to a water system that serves the Bonnie Brook subdivision of approximately 117 lots. The Sanitary District is applying for grant monies to upgrade the system. Mr. Forlifer, Health Department, noted that this grant will be for maintenance and modernization of the system, not an expansion of the system.

Mr. Hanson asked for a motion. Mr. Giese made a motion to approve the text and table amendments and forward to the County Council. Mrs. Layton seconded and the motion unanimously carried.

**C. Election of Officers – Chairman and Vice-Chairman**

Mr. Hanson opened the floor for nominations. Mr. Lewis made a motion to have Mr. Hanson continue as Chairman and Mrs. Layton continue as Vice-Chair. Mr. Giese seconded and the motion unanimously carried.

Mr. Dodd advised that it has been brought to his attention that Mrs. Layton's term on the Planning Commission expired in September. He noted that the way the Code reads, a member serves until they are replaced. The term is five years. Mrs. Layton stated she would like to continue to serve. Mr. Dodd will make the County Council aware of this.

**D. Board of Appeals Cases – Review and recommendation.**

**Case # 2602- Greenlawn Cemetery of Cambridge, MD LLC- Ryan Showalter, Esq- Applicant**

To request as a special exception, to permit expansion of an existing crematorium. The project site is located west of Cambridge on the north side of Maryland Route 343 (Hudson Rd) and is comprised of 11.12 acres, more or less, identified as map 30, Grid 14, Parcel 86("Property"). The Property is owned and operated by Applicant. Zoned RR-RCA.

**Based on the information provided, the Planning Commission would give a favorable recommendation for the special exception.**

**INFORMATION**

The Planning Commission meeting dates for 2017 were reviewed. Mr. Hanson asked for a motion. Ms. Losty made a motion to approve the dates and Mr. Giese seconded. The motion unanimously carried.

Mr. Hanson asked about the outcome of the Board of Appeals meeting concerning the Sunne Bee solar panel project and the recommendations given by the Planning Commission. Mr. Dodd advised that the meeting has been postponed until January. There was a discussion about the concerns of the surrounding neighbors to the proposed project.

Questions were raised about the Linkwood solar panel project. Mr. Dodd advised that they will be back before the Board of Appeals on Dec. 8<sup>th</sup> to request an extension of their special exception.

Ms. Losty gave an update on the last Cambridge City meeting. She advised that they have been working with a developer from Alexandria, VA to re-develop the 24 acre Kmart site. Ms. Losty reviewed the concept plan the developer has for the project.

With no further business, Mr. Giese made a motion to adjourn and Ms. Losty seconded. The motion unanimously carried. The meeting was adjourned at 12:55 pm.

Respectfully submitted,

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