

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES –January 7, 2015

The Dorchester County Planning Commission held their regular meeting on January 7, 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, Jerry Burroughs, and Ralph Lewis. Also present were Steve Dodd, Director Rodney Banks, Deputy Director, Janice Henderson, Environmental Planner and attorney Christopher Drummond.

Mr. Hanson called the meeting to order at 12:00 p.m. A motion was made to approve the minutes of December 3, 2014 meeting by Mr. Giese and was seconded by Mrs. Layton.

OLD BUSINESS

Text Amendment #330-03-2014 - Young Life, Inc. The amendment will permit a Retreat Center or Camp as a Special Exception Use, add Supplementary Use Regulations, and define Retreat Center or Camp. Mr. McAllister was speaking for Mr. Showalter at this meeting. Mr. McAllister began by saying that he and his firm will greatly miss Ms. Janice Henderson and how well she always worked with the firm. Mr. McAllister said that there were several concerns about the hunting and preservation of the farming activities and the environment and that the Text Amendment deals with the environmental sensitivities. They met with Young Life after the public hearing and yesterday morning to make sure they every concern the Commission expressed were addressed. The farming activities will be increased on the site and the thinning of the herd and the maintenance will be commensurate with the farm activities designed to farm not to feed the deer. Young Life hopes to increase the acreage particularly with the current tenants on the property and look forward to doing that and further hunting activities. As you may have heard there have been some developments that will have an impact on that. Mr. McAllister stated Mr. Jones did spend the Christmas Holiday on the property with him family. Mr. Jones apologized to Young Life and stated that he will remain for an additional 11 ½ months. The plan was to allow 8 to 10 months to go thru the Text Amendment, getting the regulatory agencies at the State, Critical Areas, and Dept. of Planning, working on waste water issues. Young Life is basically budgeting a year to get all the approvals to be a camp. Now the employees that were told they no longer had a job will now remain employed for 2015 by Mr. Jones. Young Life was in town yesterday to meet with county officials and to assure them that this was a go ahead and this is just a win- win situation, because to get the approvals over the next year will be timely and expensive. One thing that was assured was that Young Life will have fettered access to the property for the next year. That does not mean that Young Life will be able to tell Mr. Jones to do anything different that he has done over time in response to the concerns that the Commission has raised, only that they want on record that as a condition for Young Life moving forward on the Text Amendment that we acknowledge and accept those conditions and requirements. We think that Young Life will have the ability in 2015 to use the property for hunting activities as well and are

trying to memorialize that. Mr. Jones will be staying for the year 2015. Mr. Hanson asked Mr. Burroughs did he have any questions on the Text Amendment. Mr. Burroughs responded no, but did have a question about the roads. Mr. Dodd responded that it would be relevant at the Board of Zoning Appeals level and at the site plan. Mrs. Layton had no questions. Mr. Lewis stated his questions had been answered about the farming on the property, will they be protected for a while and they will deal with the farmers that are there now? Mr. McAllister responded saying they will spend the first of part of the year to renew the access of existing farmers and determine what additional acreage is available. The part of knowing how much additional acreage is available will be to get through the site plan process and to know what the Camp will need. All we can do is to discuss what would happen at the end of Mr. Jones ownership. Mr. McAllister stated that he had every reason to believe that the farmers are in place for 2015. They had met with some County Officials and they were relieved to receive taxes for another year. The discussion is waste water, fees, access cost as one mechanism as tax loss. Part of it is that no one knows what the cost will be to run sewer to Cambridge. Mrs. Layton stated all her concerns have been addressed. Mr. Hanson stated all his concerns had been addressed by your opening statements, the most concerns from the farming community was to till the acreage in there, sounds like there will be more tillable acreage, and the second concern was the deer population and Mr. Showalter and you have addressed that there will be hunting in there and not selective hunting. Mr. Lewis stated that the deer population was abundant and that Mr. Jones had paid farmers cash not to shoot deer.

The motion was made by Mr. Burroughs to accept the Text Amendment and was seconded by Mr. Giese. Unanimously approved.

NEW BUSINESS

A. Critical Area BEA application— Lee & Pam Norwind, applicant – 1606 Deep Point Road- Adding steps and landing on waterside of house and front porch that is partially within the 100' Buffer. Ms. Henderson reviewed the application. It is a small request, asking for a only a disturbance of about 39 ft. They are doing an extensive renovation to the inside of the house too, they are adding a staircase on the water side of the home. They are taking out what is existing partially and then they are asking for a landing and stairwell toward the front of the house which is almost out of the buffer except for 4 sq. ft. This is the only disturbance they are asking for. It is below their lot coverage and will still be below the lot coverage after the renovation. If approved they will have to do a 2:1 mitigation for the increase in lot coverage which will only be 39 sq. ft. The Critical Care Area was notified and Julia Roberts responded and they do not oppose this request. Ms. Norwind was in the audience for any questions. Mr. Hanson asked Ms. Norwind if she realized the 2:1 mitigation and she responded yes. No other questions from the Council. The motion was made by Mr. Lewis and was seconded by Mr. Burroughs to accept the Critical Area BEA application.

BOA Cases – Mr. Dodd withdrew that item. Mr. Dodd stated due to the lack of a quorum in December those cases will be carried to the January meeting.

Mr. Dodd stated that two (2) members of the planning staff have resigned, Janice Henderson and Trevor Bozarth, both will be leaving February 6th and Council has given approval to fill both positions. Mr. Dodd explained historically it takes 3 to 4 months to fill a position. Mr. Hanson stated that on behalf of the Commission they are sorry to see both employees leave and thank them for their hard work.

DISCUSSION: Markey - Mr. Drummond was sent 70 or more pages from Mr. Markey. Mr. Dodd stated Mr. Markey since 2006, has been trying to get a subdivision on Pine Top Rd. in Taylors Island. He wants to get two lots for his children and because the property includes the tidewater buffer, he needed to get a variance to build the two driveways.

With no further business, Mr. Burroughs made a motion to adjourn. Seconded by Mrs. Layton and unanimously carried. The meeting was adjourned at 12:30 PM.

Respectfully submitted,