

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES –JUNE 4, 2014

The Dorchester County Planning Commission held their regular meeting on June 4, 2014 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Laura Layton, Bill Giese, Ralph Lewis, and Jerry Burroughs. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, Janice Henderson, Environmental Planner and Merris Hurley, recording. Absent were Pam Jackson, Robbie Hanson and David Andrews.

Mrs. Layton called the meeting to order at 12:00 p.m. A motion was made by Mr. Burroughs to approve the minutes of the May 7, 2014 meeting. Seconded by Mr. Giese and carried.

NEW BUSINESS

A. Comprehensive Water and Sewer Plan Amendment – Gerstell Plantation, LLC. (Ryan Showalter, applicant). Requesting an amendment to the sewer service area map (Exhibit 4-E). Mr. Dodd summarized the amendment for the Commission. Mr. Showalter explained that the application seeks to expand the sewage service area of the Church Creek Sanitary District to include the entirety of a parcel that already has a portion in the district. Mr. Showalter gave the Commission a copy of the subdivision plat. This plat shows 10 proposed home sites within the S-1, Service existing or planned within two years. The proposed six waterfront lots are not in the existing S-1. Sewage disposal areas for these waterfront lots is proving to be a challenge. They didn't want to eat up the farm field with sewage disposal areas and didn't want the sewage disposal areas in the critical area. A Comprehensive Plan amendment to designate this parcel as a growth area would be one of the next steps in the process. Bill Forlifer from the Dorchester County Health Department explained to the Commission that this parcel bridges Sanitary Districts Three and Seven. Sanitary District Three has no limits placed on it in terms of expansion provided that they have the approval of the City. Sanitary District Seven has limits placed on it from the funding that it received which made it 'denied access'. He also said that this application is showing the whole parcel is being shown as needing S-1 service and he thinks that if it's pared down, it might make things easier. There was some discussion about making a decision on this today or deferring until the application for growth area is submitted. The Commission then decided to defer until a later date and consider both applications at the same time.

B. Text Amendment “Buffer Exemption Areas” – Tideland Park Cooperative Campground, Inc. (Ryan Showalter, applicant). Planning Commission review of amendment # 329-02-2014. Janice Henderson explained to the Commission that we have never done a mapped BEA before. She also informed them that this property is a campground and has been in existence since 1968 and the use, zoning and critical area designation won't change. The only thing being asked is placing a designated buffer line. Mr. Showalter informed the Commission that the Board of Appeals approved this campground in 1967. He explained that the property is owned by a cooperative. The property owner is Tideland Park Cooperative Campground and each member buys a camp site as a member of the cooperative. The development of this campground began long before critical area laws. The campground has some trailers, decks, and sheds. For the past couple of years, the County has been involved in some complaints among the neighbors about permits which prompted inspections. Most of the structures on the property don't have variances and most pre-date the critical area law. Some of the members are seeking permits for improvements and it has created problems and getting the parcel mapped with a buffer line seems to be the answer. Ms. Henderson told the Commission that she is working together with Mr. Showalter and the Critical Area Commission to get the

wording right. A motion was made by Mr. Lewis to approve the text amendment with the condition that it is fine-tuned between Mr. Showalter, Ms. Henderson and the Critical Area Commission. Seconded by Mr. Giese and carried.

Board of Appeals Cases – Review and recommendation.

Case #2455 - Delmarva Power & Light, Owner
Ryan Showalter, Esq., Applicant

To request, as a special exception, to modify an existing special exception to allow for the replacement of an existing electrical substation, and to request variance(s) to the rear and sideyard setback requirements. Property located at 2929 Ocean Gateway in Cambridge and contains .52 acres. B-2, General Business Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

Case #2456 - Doris Rae Harrison

To request, as a special exception, a retail store (antique store) in the V, Village Zoning District. Property located at 2326 Elliott Island Road and contains .62 acres (two deed parcels). The Planning Commission, based on the information presented, gave a favorable recommendation.

Case #2457 - Fred and Gail Hooper

To request a variance to the sideyard setback requirement to allow an addition to an existing dwelling to be located within the required sideyard setback. Property located at 5148 Paw Paw Point Road and contains .58 acres. RR, Rural Residential Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

With no further business, Mr. Burroughs made a motion to adjourn. Seconded by Mr. Giese and unanimously carried. The meeting was adjourned at 12:55 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rodney Banks', with a long horizontal line extending to the left.

Rodney Banks