

## DORCHESTER COUNTY PLANNING COMMISSION

### MINUTES – JULY 11, 2012

The Dorchester County Planning Commission held their regular meeting on July 11, 2012 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Joy Loeffler, Chairperson, Laura Layton, Bill Giese, Ralph Lewis and David Andrews. Also present were Chad Malkus, Attorney, Steve Dodd, Director of Planning, Rodney Banks, Deputy Director, and Merris Hurley, recording. Absent were Pam Jackson and Rob Hanson.

Chairperson Loeffler called the meeting to order at 12:00 p.m. A motion was made by Mr. Giese to approve the minutes of the June 6, 2012 meeting. Seconded by Mr. Andrews and unanimously carried. Mrs. Loeffler suggested that the Old Business be moved to the end of the agenda.

**New Business - Outdoor Income Partners - Upgraded digital gateway structures for public service notices and revenue sharing.** Sandy McAllister and Dick Grieves came before the Commission to discuss the use of digital signs in the County. Mr. Grieves is the owner of the company that placed the digital sign inside the city limits of Cambridge, near Walmart. They would like to partner with the County to create this message center which would increase revenue, increase tourism and commerce, alert the county to emergencies and expose non-profit organizations. The State Highway Administration has deemed these sign non-distracting. Mr. Dodd noted that a text amendment would probably be needed to add another definition to the sign ordinance to address digital signs.

**Board of Appeal Cases -** The following cases were presented to the Planning Commission for review/comment:

Case #2423 – Charles and Wanda Jones

To request, as a special exception, an accessory structure larger than the principal structure. Property located at 5312 Bucktown Road and contains .70 acres. SR, Suburban Residential Zoning District. Based on the information presented, the Planning Commission gave a favorable recommendation, stating that the new building will be an improvement.

Case #2424 – Larry and Nancy Powley

To request a variance to allow construction of a shed to be located within the required front yard setback. Also, to request a special exception to allow an accessory structure prior to principal structure. Property located at 2516 Lodge Hall Road and contains .16 acres. V, Village Zoning District. Based on the information presented, the Planning Commission had no problem with the request, but also stated that the building must be used for personal storage only.

Case #2425 – Michael and Beverly Mundorf

To request a variance from the tidewater buffer setback requirement to allow a portion of a driveway to be built in the 100' tidewater buffer. Property located at 5224 David Green Road and contains 37.06 acres. RC, Resource Conservation Zoning District. Based on

the information presented, the Planning Commission stated that this seemed like a reasonable request and the applicant is reducing the amount of coverage in the buffer.

Case #2426 and #2427 – Wayne Markey

To request a variance from the tidewater buffer and expanded tidewater buffer setback to allow 44,600 square feet and 48,125 square feet of impact respectively to permit the construction of driveways, homesite(s) and sewage reserve areas for a proposed two lot subdivision dated February 27, 2008 and May 18, 2010 respectively. Property located at 4407 Pine Top Road and contains 47 acres. RC, Resource Conservation Zoning District. The Planning Commission stated that they would stay with their recommendation of denial.

**OLD BUSINESS: SB 236, Sustainable Growth and Agricultural Preservation Act of 2012 (Septic Bill).** Mr. Dodd informed the Commission that the County Council wanted him to meet the October deadline for mapping the tier systems for the County. The Council also wants to amend the subdivision regulations to change the definitions of some terms to coincide with the new tier system. There was discussion concerning the definition of “minor subdivision”. Currently, the definition of “minor subdivision” is 4 or fewer lots and is only reviewed by agencies. A major subdivision is reviewed by agencies and by this Commission. There was a motion by Mr. Giese “to change the definition of a minor subdivision from 4 lots to 7. Seconded by Mr. Lewis and unanimously carried. A motion was made by Mr. Giese “to add language concerning agricultural lots being converted to building lots into the definition of a minor subdivision”. Seconded by Mr. Lewis.

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 2:10 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve M. Dodd".

Steve M. Dodd