

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – JULY 3, 2013

The Dorchester County Planning Commission held their regular meeting on July 3, 2013 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Joy Loeffler, Chairperson, Robbie Hanson, Bill Giese, David Andrews, Laura Layton, and Ralph Lewis. Also present were Chad Malkus, Attorney, Steve Dodd, Director of Planning, Rodney Banks, Deputy Director, and Merris Hurley, recording. Absent was Pam Jackson.

Chairperson Loeffler called the meeting to order at 12:00 p.m. A motion was made by Mr. Hanson to approve the minutes of the June 5, 2013 meeting. Seconded by Mr. Giese and carried.

NEW BUSINESS: Road Construction Waiver and Shared Driveway Request – Franklin, Catherine, and Michael Knauer. For property identified on Tax Map 63, Grid 6, Parcel 20. Mr. Knauer(s), Mr. Craig, and Mr. Banks were sworn in. Mr. Banks read the waiver and request into the record. Bill Craig explained the Commission that the 20' right-of-way would need to be expanded to a 50' right-of-way, which would require purchasing property from other people and a new road would negatively impact wetlands. Mr. Craig read the findings of fact into the record. A motion was made by Mr. Hanson "to adopt the findings of fact and approve the requests". Seconded by Mr. Andrews and unanimously carried.

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

Case #2440 – Donald Pruitt and Shearer Bailey

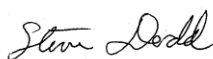
To request a special exception to allow construction of an accessory structure which exceeds the footprint of a principal structure. Also, to request a variance from the front yard setback requirement. Property located at 6206 Castle Haven Road and contains 1.84 acres. RC, Resource Conservation Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation, if the variance is the absolute minimum.

Case #2441 – Solis Energy Solutions, Inc., Applicant
Gloria Dolan, Owner

To request, as a special exception, a solar energy systems utility scale project. Property located at 5106 Mount Zion Road and contains 38 acres. AC, Agricultural Conservation Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

With no further items or information, Mr. Hanson made a motion to adjourn the meeting. Mr. Giese seconded the motion and it was carried unanimously. The meeting was adjourned at 12:40 PM.

Respectfully submitted,



Steve Dodd