

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES –JULY 2, 2014

The Dorchester County Planning Commission held their regular meeting on July 2, 2014 at 12:00 pm in the Economic Development Offices in Cambridge MD. Members present were: Robbie Hanson, Laura Layton, Bill Giese and Ralph Lewis. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, and Merris Hurley, recording. Absent were Pam Jackson, Jerry Burroughs and David Andrews.

Mr. Hanson called the meeting to order at 12:00 p.m. A motion was made by Mr. Lewis to approve the minutes of the June 4, 2014 meeting. Seconded by Mr. Giese and carried.

NEW BUSINESS

A. P&Z # 1287 – Verizon Wireless Salem – Site plan approval for communication facility (tower). Mr. Pelletier was sworn in. Mr. Dodd explained to the Commission that Verizon had already been to the Board of Appeals for approval. A part of the BOA proceedings is that a community meeting be held for informational purposes and it was held and it is to be believed that no one showed up. The tower setback must be the height of the tower plus 20', including the lightning rod on the tower. There must be a note on the tower site plan stating that if the tower goes unused for a period of one year the tower must be removed. The tower site must be landscaped with mature trees if it is not within a wooded area. The tower site must have a sign identifying the current owner of the property, the tower owner, the FCC registration number, contact phone number and emergency information. The tower must be a monopole less than 200'. If the tower is sited within a wooded area, the access road shall be curved or angled to minimize the view of the tower's base from the road. The Health Department had no objection and the Department of Public Works stated that a stormwater management fee must be paid and final construction plans submitted for review. Mr. Ben Pelletier of Network Building and Consulting, 6095 Marcia Lee Drive, Suite 300 Elkridge, Maryland, told the Commission that as of right now, the tower will have four users, themselves and three others. He also explained to the Commission that the tower setback will be 219'. A motion was made by Mrs. Layton to approve this site plan, seconded by Mr. Giese and carried.

Board of Appeals Cases – Review and recommendation.

Case #2458 – Commissioners of the Town of Secretary, Owner
Richard Parks, Arro Consulting, Applicant

To request, as a special exception, the modification of a grandfathered special exception (wastewater treatment plant). Also, to request a variance to reduce the required setback to the property line(s). Property located at 3723 Green Point Road and contains 11 acres. RR, Rural Residential Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

Case #2459 – Chelsea Ortega, Personal Representative of the Estate
Of Sallie English, Owner
Steve Whitten, Fink Whitten & Associates, Applicant

To request a variance to the required front lot line width for a proposed two lot subdivision. Property is located at 3812 Wrights Wharf Road and contains 5.60 acres. RR, Rural Residential Zoning District. The Planning Commission, based on the information presented, gave a

favorable recommendation, provided that subdivision review includes looking at the curved driveway on Lot 2 and making sure that sight distance is not an issue.

Case #2460 – Jerome and Kathleen Sadler, Owners,
Steve Whitten, Fink Whitten & Associates, Applicant

To request a variance to allow an accessory structure to be placed within the required front yard setback Property located at 2550 Hoopers Island Road and contains one acre. V, Village Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

INFORMATION

Mr. Dodd told the Commission that Mr. Giese's term will expire on September 30th of this year. Mr. Giese expressed his desire to continue on the Commission. Mr. Dodd told him that a memorandum as such would be sent to the County Council.

Mr. Malkus informed the Commission that he will no longer be the attorney of record for the Commission as he has taken a job which prohibits him from serving as attorney for the Commission. He explained that he would try to help in considering his replacement.

Mr. Hanson informed the Commission that the City Commissioners are working with Funk and Bolton to fix the wharf and told them of plans for buying the old Burger King property and adjacent lands for a green space project. He also said that the City Commissioners had approved the Comprehensive Plan.

With no further business, Mr. Giese made a motion to adjourn. Seconded by Mrs. Layton and unanimously carried. The meeting was adjourned at 12:35 PM.

Respectfully submitted,

Rodney Banks