

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – November 1, 2017

The Dorchester County Planning Commission held their regular meeting on November 1, 2017 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Robert Hanson, Chair, Laura Layton, Bill Giese, and Jerry Burroughs. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, Brian Soper, Critical Area Planner and Christopher Drummond, Attorney. Absent: Ralph Lewis, Mary Losty, and Jeffrey King.

Mr. Hanson called the meeting to order at 12:00 p.m.

Mr. Hanson asked for a motion to approve the minutes of October 4, 2017. Mr. Giese made a motion to approve the minutes and Mr. Burroughs seconded. The motion unanimously carried.

OLD BUSINESS

A. None

NEW BUSINESS

A. Critical Area Administrative Variance – Case #AV-37, David and Krysta Miller, owners, for property located at 3208 Holly Lane, Cambridge, Maryland. Requesting an administrative variance to allow the construction of a 52 sq. ft. deck and a 247 sq. ft. roofed patio within the Chesapeake Bay Critical Area 100 ft. Buffer.

Mr. Soper reviewed the request. Property is 17, 424 sq. ft., zoning is Rural Residential, Critical Area Overlay is LDA, Limited Development Area. The lot was developed prior to Critical Area Law.

The property will comply with lot coverage restrictions. A deck approved by Administrative Variance must be constructed with gaps to allow water to pass freely and lot coverage can't located over or under deck.

Mr. Soper reviewed at letter dated October 18, 2017 from Charlotte Shearin, Critical Area Commission, noting that the Critical Area Commission does not oppose the request. Mitigation will be required at a 3:1 ratio and a buffer management plan will be required at the time of permit application. Mr. Soper also noted that this is the second request for a deck in the buffer under the new Administrative Variance language.

Mr. Hanson asked for a motion. Mr. Giese made a motion to send a favorable recommendation to the Director and Mr. Burroughs seconded. The motion unanimously carried.

B. Board of Appeals Cases – Review and recommendation.

**Case # 2021 - Shawn E. Riley & Chelsea E. Dunnock – Owner
Steve Whitten- Applicant**

To request a special exception to allow as a home based occupation a window tinting business. Also to request a variance to permit an existing accessory building to be located 5.3 feet from side property line. Property is located at 2033 Hudson Road Cambridge, MD 21613. Containing 2.354 acres property is zones RR-C Rural Residential Conservation.

Based on the information provided for the special exception, the Planning Commission would ask the Board of Appeals to make sure the home occupation standards are strictly enforced.

Based on the information provided for the variance request, the Planning Commission would ask the applicant to demonstrate why the setback requirement was violated.

INFORMATION

A. Comprehensive Plan Update

Mr. Dodd advised that advertising for the RFP has been placed in the local newspapers and on line. Bid openings are scheduled for December 12th, 10:00 am. The Council will refer the bids back to Planning & Zoning for recommendation. A point system has been established to assist with evaluation of the bids. It was noted that points are also based on proximity of the contractor to Maryland. Mr. Dodd suggested a committee be set up to review the bids.

Mr. Dodd advised that \$150,000 has been set aside by the Council for the Plan update and another \$150,000 for the comprehensive rezoning and updates of the ordinances. He does not see the update beginning until spring 2018.

Mr. Soper advised that there is a possibility that the new critical area maps will be out towards the end of the update and could be included as part of the new Comprehensive Plan.

With no further business, Mr. Giese made a motion to adjourn and Mr. Burroughs seconded. The motion unanimously carried. The meeting was adjourned at 1:15 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Steve Whitten", written in a cursive style.