

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – December 6, 2017

The Dorchester County Planning Commission held their regular meeting on December 6, 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, Jerry Burroughs, Ralph Lewis, Mary Losty, and Jeffrey King. Also present were Rodney Banks, Deputy Director, Brian Soper, Critical Area Planner and Christopher Drummond, Attorney. Absent: Steve Dodd, Director.

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

Mr. Hanson asked for a motion to approve the minutes of November 1, 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-38, Uri Yokel, owner, for property located at 5804 Indian Quarter Road, Cambridge, Maryland. Requesting an administrative variance to allow the relocation of an existing shed within the Chesapeake Bay Critical Area 100' Buffer.

Uri Yokel, owner, and any other person who would be testifying in this case, were sworn in.

Mr. Soper reviewed the staff report. Property is approximately 2.31 acres, zoned RC, Resource Conservation and the Critical Area Overlay is RCA, Resource Conservation Area. There will be no increase in lot coverage. Mr. Soper reviewed a letter from Charlotte Shearin, Critical Area Commission dated November 29, 2017, stating they have no objection to the request. A buffer management plan will be required at the time of permit application.

Mr. Yokel advised that the existing shed is falling apart and rather than attempting to fix it where it is now located, he would like to move it farther away from the water and repair it in the new location.

Mr. Hanson asked for a motion. Mr. King made a motion to send a favorable recommendation to the Director and Ms. Losty seconded. The motion unanimously carried.

B. Board of Appeals Cases – Review and recommendation.

Mr. Banks advised that there are no new cases for December. The December meeting will be a continuation of the Richfield utility scale solar project.

C. Election of Officers

Mr. Hanson opened the floor for nominations. Mr. Giese made a motion to maintain the same slate of officers and Mrs. Layton seconded. The motion unanimously carried. Mr. Hanson will remain Chair, and Mrs. Layton, Vice Chair.

D. 2018 Meeting Dates Approval

Mr. Hanson asked for a motion to accept the 2018 meeting dates as presented. Mrs. Layton made a motion to approve the dates and Mr. Giese seconded. The motion unanimously carried.

E. Comprehensive Plan Bid Review Committee Appointment

Mr. Soper advised that the bid opening for the Comprehensive Plan update is Tuesday, December 12th, 10:00 am. Mr. Banks advised that they would like to put together a committee to include staff and several of the Planning Commission members once the bids are opened, to determine which bid would be best suited to the county requirements. Mr. Hanson and Ms. Losty agreed to serve on the committee.

INFORMATION

Mr. Banks advised that Mr. Drummond wrote a letter to Constellation Properties and after some discussion, they have agreed to address the landscaping/screening issues at the Bucktown Rd. solar project. Mr. Drummond suggested for future reference that the companies be required to irrigate new plantings.

With no further business, Mr. Burroughs made a motion to adjourn and Mr. King seconded. The motion unanimously carried. The meeting was adjourned at 12:22 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. King", written over a horizontal line.