

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – MARCH 4, 2020

The Dorchester County Planning Commission held their regular meeting on March 4, 2020 at 12:00 PM in the County Office Building, Room 110 in Cambridge, Maryland. Members present were Robert Hanson, Chairman, Jerry Burroughs, Vice Chairman, Bill Giese and Mary Losty, Absent: Laura Layton, William Windsor and Ralph Lewis

Also present were Steve Ball, Director of Planning & Zoning, Brian Soper, Environmental Planner, Brandon Vermillion, GIS Specialist and Christopher Drummond, Attorney

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I. **MINUTES:** Mary Losty moved to approve the minutes from the last meeting of February 5, 2020 and was seconded by Bill Giese, they were approved.

II. **OLD BUSINESS: N/A**

III. **NEW BUSINESS**

A. **Critical Area Administrative Variance Request- Case #AV-59 GAFIA LLC. 3289 Cemetery Road, Crapo MD 21626. Tax Map 87 Grid12 Parcel 25. To allow for the expansion of an existing dwelling located within the 100' buffer.**

The applicant’s representative, Mr. Steve Whitten, was sworn in. Brian Soper of staff presented an overview of the request. He noted the expansion of the dwelling will not enlarge the footprint of the structure more than 30% of the original building and or exceed 500 square feet. Mr. Soper also noted that the proposed deck will be 123 square feet and will not reduce the critical area buffer to less than 50 feet. Mr. Whitten stated that the existing septic was going to be used.

Jerry Burroughs moved to recommend approval of the request and Mary Losty seconded the motion. It was unanimously approved

B. **Shared Driveway Waiver Request- Linda Gorski and Darrell and Adrienne King, Tax Map 12 Grid 17 Parcel 33 Lot 1. Requesting a waiver to allow 3 lots to be served by one driveway.**

The applicant’s representative, Mr. Steve Whitten, was sworn in. Brian Soper of staff presented an overview of the request. Mr. Witten stated that when the

lots were created in 1984, lot 2 was not given a right of way. Mr. Whitten then stated that the proposed plan would correct the right of way issue for lot 2 and explained the need to have a driveway that runs behind lot 1 to service the other 3 lots. He then explained that the proposed plan would consist of one single driveway that serves 3 parcels, leaving the last parcel (lot1) with enough road front to be serviced by its own driveway.

Mary Losty motioned to recommend approval of the request. It was seconded by Bill Giese and unanimously approved by the Planning Commission.

**C. P&Z #337-01-2020: Chapter 68, Chesapeake Bay Critical Area Ordinance Text Amendment- 68-25(c) Buffer Establishment, in Vegetation. To provide buffer planting exemptions for agricultural use subdivisions.**

Brian Soper of the Planning and Zoning staff presented the Critical Area Ordinance Text Amendment to the Planning Commission. Mr. Soper explained that the proposed amendment would prevent loss of tillable land for agricultural use subdivisions located within the critical area by implementing buffer planting exemptions.

Robert Hansen motioned to approve the text amendment. It was seconded by Jerry Burroughs and unanimously approved by the Planning Commission.

**D. P&Z #338-02-2020: Chapter 155, Dorchester County Zoning Text Amendment – 155.37 C. To clarify site location for electric panelboards on piers for flood hazard Locations.**

Brian Soper of the Planning and Zoning staff presented the Zoning Ordinance Text Amendment to the Planning Commission. Mr. Soper explained that the new amendment would allow electric panelboards serving private piers a set height of 36 inches above the height of the pier. He stated that the new height would be more practical considering that the current regulatory height could put certain panel boxes in the county as high as 6 feet. Mr. Soper finished by stating that the new amendment would have no effect on the county's CRS rating.

Jerry Burroughs motioned to approve the amendment. It was seconded by Bill Giese and unanimously approved by the Planning Commission.

**E. INFORMATION**

**a) Update on the Comprehensive Plan Process**

Steve Ball, director of Planning and Zoning, presented an update of the comprehensive plan process to the Planning Commission. He noted that he will be meeting with AECOM on March 5, 2020 to discuss and review the final comments from the Planning Commission and Planning and Zoning staff. Mr. Ball also stated that the final draft of the Comprehensive Plan should be ready before the April or May Planning Commission Meeting. It was then noted once the Commission receives the draft they are to transfer the draft to the Maryland Department of Planning for further review. Mr. Ball ended by explaining to the Commission that there will be 3-4 more months of their involvement and about 3-4 more additional months with County Council before the plan could be adopted.

The Meeting adjourned at approximately 12:40 PM.

Respectfully Submitted,

Brandon Vermillion

GIS Specialist of Planning & Zoning