

## DORCHESTER COUNTY PLANNING COMMISSION

MINUTES –October 1, 2014

The Dorchester County Planning Commission held their regular meeting on October 1, 2014 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Laura Layton, Bill Giese, Jerry Burroughs, and Ralph Lewis. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, Janice Henderson, Environmental Planner and attorney Christopher Drummond. Absent were David Andrews and Robert Hanson.

Mrs. Layton called the meeting to order at 12:00 p.m. A motion was made by Mr. Lewis to approve the minutes of the September 3, 2014 meeting. Seconded by Mr. Giese and carried.

### NEW BUSINESS

- A. BEA application – Ruth & Brian Moretz – 5033 Russell Road, requesting to build a sunroom, front porch and replace a shed with a larger garage, all within the 100' Tidewater Buffer.** Janice Henderson, Environmental Planner, explained to the Commission that the applicants are proposing an addition on the rear of the house, which is shoreward, renovate existing deck that is adjacent to proposed addition, add a small front porch, and remove existing shed and replace with garage. All proposed changes will be no closer to the shoreline than existing structure. The new lot coverage will be 966 square feet and will be required mitigation at 2:1. The property will comply with the lot coverage restrictions in §155-38(O).

The applicant was not able to attend meeting and relied on written criteria.

Critical Area Staff had no objection to the application.

Mr. Burroughs made a motion to approve application. Seconded by Mr. Giese and unanimously carried.

- B. Text Amendment Informal Discussion – Young Life Inc. – The amendment will permit a Retreat Center or Camp as a Special Exception Use, add Supplementary Use Regulations and define Retreat Center or Camp.** Mr. Dodd summarized the amendment for the Commission. Mr. Ryan Showalter representing Young Life Inc. addressed the Commission. Mr. Showalter stated that Young Life Inc. has the opportunity to acquire Tudor Farms property which is about 6,500 acres. The property currently has been developed as a world class sporting retreat. There are existing recreational facilities that Young life could incorporate into a Youth Camp. The zoning ordinance doesn't have a current permitted use for this

type of request. Mr. Showalter stated that they have formally filed with County Council a text amendment and are awaiting that request to be referred back to the Planning Commission. This discussion is to identify and address issues early. Young Life may acquire the property before the end of the year, and they would like to be able to apply for a Special Exception in that similar time frame. Working with the Planning Staff we have generated a text amendment that would create a new use County-wide defined as a Retreat Center or Camp, and an amendment to the use table that would identify where that use can occur and as a special exception.

Mr. Showalter read some of the highlights of the proposed draft text amendment. He discussed the existing Boy Scout Camp Henson and the intent to create the amendment so that they may become a permitted use and that nothing in this text amendment will negatively affect their grandfathered use. This use will not permit general public campground use and any full-time occupancy with the exception of staff and volunteers who may stay longer than 30 days. Types of structure that may be permitted were discussed and site plan approval would be needed.

Mr. Banks asked about the specific number of participants and how they reached that number.

Mr. Lewis asked about the environmental easements existing on this property. Mr. Showalter said that the easements will be complied with and do not cover the entire property.

Mrs. Layton asked questions about a rehabilitation facility use and said she was concerned that amendment did not exclude this use.

Mr. Dodd stated he wanted to reiterate the time schedule of adoption of text amendment does have to go through the Critical Area Commission for approval and also is this use approved in the Resource Conservation Area. Mr. Showalter stated that there are a number of camps that operate in the RCA without growth allocation and said he needs to confirm with Commission if the County program allows this. Mr. Drummond asked if the Critical Area Commission may see this as a change in use and whether Buffer Establishment might be required. He stated that these uses are not necessarily associated with religious groups, and would this use allow activities that could produce income for the property owner. Mr. Sandy McAllister stated that Young Life would not permit this type of use to be allowed. They do not want to endanger their not-for-profit status and would not lease the property in that matter. They would allow local churches to use this site for faith based activities.

Mr. Giese asked if the size requirement might exclude small churches from this special exception use. Mr. Showalter said they would take suggestions on size requirement.

Mrs. Layton asked if the agriculture activities currently on the property are going to remain. Mr. Showalter said that they are intending to keep as much tillable land in production as possible. Questions concerning management the deer herds will be addressed, Mr. Lewis stated he would like this and additional wildlife management problems addressed before he voted on the amendment.

Mrs. Layton said she would like assurance that it would not be a rehab facility. Mr. Banks said the language “not detention facility or center”, taking it out of definition and putting it in the text of supplemental criteria. Mr. Showalter said this could be done.

The timeline was discussed, the text amendment will need to be approved first before Young Life may apply for Special Exception. There may be a comprehensive water and sewer amendment may come before you also. County revenue questions were asked, Mr. McAllister addressed this and said the County is focused on this issue.

Mr. Dodd stated that the Planning Commission has the option to hold their own public hearing. Council will also be required to hold a public hearing. The Commission decided that they would like to have a public hearing on the proposed text amendment.

### **Board of Appeals Cases – Review and recommendation.**

Case #2565 – Michael and Gail Jones, owner/applicant

To request, as a special exception, permission to construct an accessory structure which will exceed the footprint of their dwelling. Property located at 5609 Beach Haven Road and contains .88 acres. RR, Rural Residential Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

Case #2566 – Dorchester Sanitary District, Inc. – owner  
Applicant – Michael Dodd Esq.

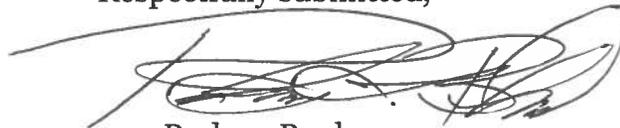
To request, as a special exception, a quasi-public building of a public service nature to be used by the Sanitary District for storage of equipment/vehicles and as office space for staff. Property located on the west side of Tates Bank Road, Map 31 Parcel 134 Lot 10, and contains .34 acres. SR, Suburban Residential Zoning District. The Planning Commission, based on the information presented, gave a favorable recommendation.

Mr. Dodd stated that the Planning Department is working to update the Critical Area ordinance and will bring it before the Commission in the future.

Mr. Dodd informed the Commission that FEMA sent a letter confirming that the County new flood maps will become effective in March. We will need to go before Council to have the new ordinance and maps adopted before March 16, 2015. The maps showed approximately 500 fewer properties in the floodplain, but we have a new zone, called the V zone that requires elevating on pilings or piers, about 20 new properties lie in this zone.

With no further business, Mr. Lewis made a motion to adjourn. Seconded by Mr. Giese and unanimously carried. The meeting was adjourned at 12:55 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rodney Banks", written over a horizontal line.

Rodney Banks