

# DORCHESTER COUNTY PLANNING COMMISSION

MINUTES –September 3, 2014

The Dorchester County Planning Commission held their regular meeting on September 3, 2014 at 11:00 am in the County Office Building, Room 110 in Cambridge MD. Members present were: Robbie Hanson, Laura Layton, Bill Giese, Jerry Burroughs, David Andrews and Ralph Lewis. Also present were Rodney Banks, Deputy Director, Janice Henderson, Environmental Planner and attorney Robert Collison.

At 11:00 a.m. Mr. Hanson announced that the meeting will be closed to discuss personnel items.

## OLD BUSINESS

- A. Personnel Item – Continue discussion and interview prospective legal counsel for Planning Commission.

A motion was made by Mr. Hanson to close meeting to discuss personnel issues. Mrs. Layton seconded and unanimously carried.

A motion was made to open the meeting by Mr. Hanson, seconded by Mrs. Layton and unanimously carried.

Mr. Burroughs asked if the Commission could return to closed session for one additional personnel item. A motion was made by Mr. Hanson to close meeting to discuss personnel issues. Mr. Lewis seconded and unanimously carried.

A motion was made by Mr. Hanson to open the meeting, seconded by Mr. Giese and unanimously carried.

Mr. Hanson called the meeting to order.

A motion was made by Mr. Burroughs to approve with changes as noted with corrections the minutes of the August 6, 2014 meeting. Seconded by Mr. Giese and carried.

## NEW BUSINESS

- A. **P&Z # 1291 – Cambridge Solar Site Plan Approval – Utility Scale Solar Energy System.** Rodney Banks stated that this is the final site plan approval. Roger Adams is the land owner and located on Bucktown Road. Constellation Solar are the current applicants, original applicant was One Energy Renewable. The initial approval was granted a Special Exception use by the Board of Appeals in February. Zoning is AC and property is over 300 acres, 25 acres will be used for solar site. Comments from agencies were discussed, and applicants have revised site plan as requested by Planning and Zoning comments.

Mr. Banks said there is a 50 foot screening requirement around solar field; applicant received a variance for road setback from 60 feet to 50 feet. Mr. Banks said the Planning Commission has the authority to review and approve the screening setback to be less, the applicant is proposing less than the required 50 feet. An example of planting proposal was distributed to Commission.

Mr. Banks swore in applicants, Dane Bower with Diversified Building Solutions who addressed the Commission and answered questions. Mr. Bower said the fence sits 30 feet

off the road and closest panel will be 50 feet. Benjamin Levy also addressed the Commission; he is with Constellation Energy out of the Baltimore Energy Group. Commission Andrews asked if they could do anything about the plantings maintenance so that vegetation does not obstruct the road and the County is not to be burdened with additional tree trimming. Mr. Levy addressed the plantings maintenance issue and Mr. Collison said that a condition could be added to an approval by the Commission. Mr. Levy stated that they do quarterly inspections and will respond to any County or landowner complaints with the vegetation.

A motion was made by Mr. Andrews to approve this site plan conditioned on compliance with agency comments and that the applicant would be responsible for the maintenance and trimming of trees and vegetation which the County determines interferes with vehicles traveling along adjoining roads, seconded by Mr. Burroughs and carried.

#### **B. Dorchester County Planning Commission Annual Report-Calendar Year 2013.**

Mr. Banks told the Commission that we have completed the 2013 Annual Report that is required by state statute and Maryland Department of Planning. New residential permits numbered 16 for 2013.

Motion to approve submitted 2013 Annual Report was made by Mr. Giese, seconded by Mrs. Layton and carried.

#### **C. Maryland Planning Commissioners Association – Annual Membership Dues – Discussion**

Mr. Banks discussed Dorchester County's participation with the MPCA. Mr. Hanson asked for a motion from Commission. A motion was made by Mr. Burroughs to suspend participation with MPCA, seconded by Mr. Giese, motion passed 4-0 with Mr. Lewis abstaining.

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

Case #2563 – Waqar Ahmed, owner.

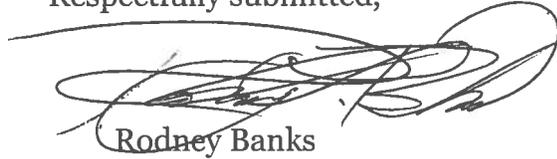
To request a variance from the setback requirements for poultry houses to allow the construction of four poultry houses within the required setback area. Property located at 6848 North Tara Road and contains 82.35 acres. AC – Agricultural Conservation Zoning District. Mr. Banks answered question pertaining to the variance request from the Commission. The Planning Commission, based on the information presented, gave a favorable recommendation provided the applicant provides justification for hardship and no objections from adjoining property owners.

Case #2564 – Sheraz Chaudhry, owner

To request a variance from the setback requirement to allow the construction of two poultry houses within the required setback area. Property located at 6950 Reliance Road and contains 67.11 acres. AC – Agricultural Conservation Zoning District. Mr. Banks answered question pertaining to the variance request from the Commission. The Planning Commission, based on the information presented, gave a favorable recommendation provided there are no objections from adjoining property owners.

With no further business, Mr. Lewis made a motion to adjourn. Seconded by Mr. Andrews and unanimously carried. The meeting was adjourned at 12:25 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rodney Banks", is written over a horizontal line. The signature is stylized and somewhat illegible due to the cursive nature of the handwriting.

Rodney Banks