

The Dorchester County Board of Appeals met in regular session on Thursday, in Room 110 of the County Office Building at 7:00 PM. Present were Ed Howard, Vice-Chairman, Dwight Cromwell, Wendell Foxwell, Catherine McCulley, Chairperson, Elizabeth Hill, Walt Gunby, Attorney, Steve Dodd, Director of Planning, with Merris Hurley recording.

An introduction was made by Chairperson McCulley, explaining the procedures of this meeting to the audience. She then asked Mr. Dodd to read the first case.

Case #2438 - Eric Ploegh, Applicant  
Jones Implement Company, Owner

To request a variance to exceed the maximum permitted square footage for an off-premise free-standing sign advertising the "Hot Spot - Cool Eats" restaurant. Property located at 3440 Ocean Gateway and contains 1.01 acres. B-2, General Business District.

Mr. Ploegh, Mr. Jones, and any other person who would be testifying in this case, were sworn in.

Mr. Dodd read the case and all pertinent information into the record.

Eric Ploegh, 29418 Palm Court, Easton, Maryland, explained to the Board that he would rely on his written responses to the criteria. He also explained that his business relies on the heavy traffic on Route 50. He needs a sign located before the restaurant so the people can be alerted to the location before they arrive. The traffic is moving between 55 and 65 miles an hour and they miss the restaurant. He also informed the Board that his business won't survive without this sign.

Mr. Dodd read agency comments into the record. The Department of Public Works had no objection. The Health Department had no objection. The Planning Commission, based on the information presented, had no recommendation. The State Highway Administration stated that "the sign that Mr. Ploegh is asking the county to approve at Chateau Road and US 50 can get a SHA sign permit but Atlantic Tractor, who has two SHA permits at this location would have to apply for another SHA sign permit and a Outdoor Advertising license. Atlantic Tractor can have up to 4 permits for 4 advertising faces under State law. If you have other questions please feel free to call me."

Keasha Hayther, 8671 Camac Street, Easton, Maryland, Director of Economic Development, spoke in favor of this request. Tom Bradshaw, 5106 Rhodesdale Vienna Road, Rhodesdale, Maryland also spoke in favor of this request.

No one was opposed.

Ms. McCulley announced the end of testimony and the Board began their deliberations.

At this time, each Board member explained his decisions regarding the criteria.

After all testimony, Ms. McCulley called for a motion regarding this case. Mr. Howard made a motion “to approve this request.” Seconded by Mr. Cromwell and unanimously carried.

Case #2444 - Steven and Pamela Gray

To request, as a special exception, an accessory structure(s) larger than the principal structure. Property located at 6479 Wheatley Road and contains 7 acres. AC, Agricultural Conservation Zoning District.

Mr. and Mrs. Gray, and any other person who would be testifying in this case, were sworn in.

Mr. Dodd read the case and all pertinent information into the record.

Steven and Pamela Gray, 6479 Wheatley Road, Federalsburg, Maryland, informed the Board that they would rely on their written responses to the criteria. They also explained that they have horses and antique vehicles and need to keep the vehicles out of the weather.

Mr. Dodd read agency comments into the record. The Department of Public Works had no objection. The Health Department had no objection. The Planning Commission gave a favorable recommendation.

No one spoke in favor of this request and no one was opposed.

Ms. McCulley announced the end of testimony and the Board began their deliberations.

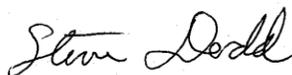
At this time, each Board member explained his decisions regarding the criteria.

After all testimony, Ms. McCulley called for a motion regarding this case. Mrs. Hill made a motion “to approve this request with the following stipulation: no commercial use in the building.” Seconded by Mr. Foxwell and unanimously carried.

A motion was made by Mr. Foxwell to approve the minutes of the August 22, 2013 meeting. Seconded by Mr. Cromwell and unanimously carried.

With no further business, a motion was made by Mr. Foxwell to adjourn. Seconded by Mr. Cromwell and unanimously carried. Time of adjournment: 8:15 PM.

Respectfully submitted,



Steve Dodd  
Executive Secretary