

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** February 6, 2020

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Mike Diffendal, Chair

Jay Knerr, Vice Chair

Marlene Ott

Brooks Clayville

Betty Smith

Rick Wells

Jerry Barbierri

**Staff**

Roscoe Leslie, County Attorney

Phyllis Wimbrow, Deputy Director

Jennifer Keener, Zoning Administrator

Jessica Edwards, Customer Service Representative

Cathy Zirkle, DRP Specialist II

Robert Mitchel, Director of Environmental Programs

**I. Call to Order**

**II. Administrative Matters**

- A. Review and approval of minutes – January 2, 2020** — As the first item of business, the Planning Commission reviewed the minutes of the January 2, 2020 meeting. Following the discussion it was moved by Ms. Smith, seconded by Ms. Ott, to approve the minutes as submitted; the motion was carried unanimously.
- B. Board of Zoning Appeals agenda, January 9, 2020**— As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 9, 2020. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission. Although there were a few clarifying questions, no comments were forwarded to the Board.

**III. Proposed County Project**

As the next item of business, the Planning Commission reviewed the proposed construction of a building to house concessions and restrooms at Showell Park, Tax Map 15, Parcel 220. Tom Perlozzo, Director Recreation and Parks, Tourism & Economic Development, was present for the review. Mr. Perlozzo explained that currently rental portable restrooms are used at the park; the construction of restrooms and concessions will make the park more convenient for visitors and events. Six softball events are planned to occur at the park.

Per the provisions of ZS 1-104, County projects, plans and regulations require that County agencies submit their plans for new construction or a major expansion or renovation to existing structures to the Planning Commission for review and comment. Based the conversation, Mr. Barbierri commended the efforts to make the park more user friendly. Although the Board is not required to take any action, they mirrored Mr. Barbierri's feelings and indicating they believe the proposed improvements to be a welcomed update to the park.

#### **IV. Step III Preliminary Plat Review**

As the next item of business, the Planning Commission reviewed The Step III Preliminary Plat for The Refuge at Windmill Creek (formerly Evergreen Village), a proposed 90 single-family lot subdivision, on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), in the R-1 Rural Residential and RP Resource Conservation Districts. Hugh Cropper, IV, Esquire, was present for the review. Mr. Cropper explained that he agrees with staff's legal comments and all items will be revised to address said comments. Mr. Cropper noted he and his team are working to obtain the necessary EDUs from the River Run Sanitary Service Area. Mr. Cropper also explained that the project exceeds the county's open space requirement as proposed.

Ms. Ott asked what Fire Department would service the proposed community; Mr. Barbierrri explained that this would be in the Showell service area. Mr. Cropper also mentioned that the property is proposed with private roads; the request for private roads will likely be reviewed by the Planning Commission at April's meeting.

Following the discussion, a motion was made by Mr. Knerr, seconded by Mr. Barbierrri and carried unanimously to approve the preliminary plat pursuant to all code requirements being addressed.

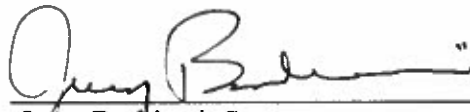
#### **V. Text Amendment**

As the next item of business, the Planning Commission reviewed a Text Amendment Request to amend the provisions for off-premises parking in the CM Commercial Marine District to increase the allowable percentage of off-premise premises parking permitted.

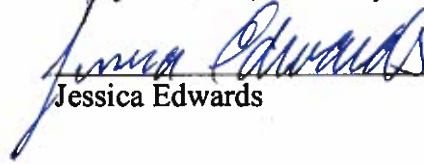
The Planning Commission noted that the proposed amendment affects all properties in the CM District, not just a single property, and that most of the properties adjoining the West Ocean City Harbor are zoned CM District. Additionally, several restaurants are located in the area as well as other uses and some uses already have parking reductions and/or off-premises parking. The Planning Commission concluded that parking is already at a premium in the popular area and vehicles are oftentimes parked in public streets, on private property without appropriate permission, or elsewhere in the residential areas located around the Harbor, thus exacerbating frequent congestion. Although the conditions for off-premises parking require a contract, easement or agreement between the landowners providing for its continued availability and use, the Planning Commission is concerned about the true enforceability of this and whether a certificate of occupancy would be voided in the event the off-premises parking area was no longer available.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Knerr and carried unanimously to forward an unfavorable recommendation to the text amendment, concluding 90% of the required parking to be off-premises was excessive.

**IV. Adjourn** – The Planning Commission adjourned at 1:13 P.M.



Jerry Barbieri, Secretary



Jessica Edwards

