

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** May 3, 2018

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

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

**Attendance:**

**Planning Commission**

Jay Knerr, Vice Chair

Marlene Ott

Betty Smith

Jerry Barbierri

Rick Wells

**Staff**

Maureen Howarth, County Attorney

Ed Tudor, Director, DDRP

Jennifer Keener, Zoning Administrator

Robert Mitchell, Director, DEP

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, April 5, 2018** — As the first item of business, the Planning Commission reviewed the minutes of the April 5, 2018 meeting. Following the discussion it was moved by Ms. Ott, seconded by Mr. Wells and carried unanimously to approve the minutes as submitted.

**B. Board of Zoning Appeals agenda, May 10, 2018** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for May 10, 2018. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**III. Final Plat Review – River Run**

As the next item of business, the Planning Commission reviewed a final plat re-approval for River Run, associated with the proposed construction of 38 single-family lots and 66 townhouse lots, Tax Map 15, Parcels 126 & 271 and Tax Map 16, Parcels 99, 100, 101, 102, 110, 114, 118, & 264, Tax District 3, R-1 Rural Residential District, located north of River Run Lane. Dane Bauer and Melissa Hall, applicants, were present for the review. They noted that there were no changes since the original plat. Mrs. Keener noted that per Mrs. Campbell's staff report, the Department is asking that the Planning Commission consider granting a four year approval for the final plat to give the developer time to record final plats.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Ms. Smith, and carried unanimously to approve the final plat and the requested four year approval period.

**IV. MALPF recertification program application review**

As the next item of business, the Planning Commission reviewed a draft Maryland Agricultural Land Preservation Certification Program application. Mr. Bob Mitchell, Director, Department of Environmental Programs, was present for the review. He explained that MALPF purchased permanent agricultural easements from willing sellers, using local agricultural transfer tax and state-collected real estate transfer tax. He outlined the purpose of the application, how each

county administers its own program directed by a local board, and how monies associated with the program are distributed. He detailed how certified counties are eligible to retain 75% of the collected agricultural transfer tax instead of 33% for non-certified counties. The counties must re-submit this application every two years to remain certified. Mr. Mitchell stated that the local Agricultural Land Preservation Advisory Board has approved this recertification application. He stated that the program application is in conformance with the Comprehensive Plan, and that they would like to get concurrence from the Planning Commission before forwarding the application to the state after review by the County Commissioners.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Wells, and carried unanimously to forward a favorable recommendation to the County Commissioners, finding the application consistent with the Comprehensive Plan.

#### **V. §ZS 1-325 Site Plan Review – Mt. Zion Church**

As the next item of business, the Planning Commission reviewed a request to re-approve the Mt. Zion Church site plan, a proposed 10,911 square foot church, Tax Map 71, Parcel 71, Tax District 2, A-2 Agricultural District, located on the southwesterly side of Castle Hill Road, west of US Route 113 (Worcester Highway). Maurice Ngwaba was present for the review. He explained the purpose of the request, and outlined that the only difference from what the Planning Commission had reviewed in the past was the phasing plan.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Mr. Wells, and carried unanimously to grant site plan approval with the waivers as originally granted on December 5, 2013.

#### **VI. §ZS 1-325 Site Plan Review – Duffie Boat Works**

As the next item of business, the Planning Commission reviewed a site plan for Duffie Boatworks, the proposed construction of a 23,392 foot boat construction and maintenance facility and 4,600 square feet of self-storage units, Tax Map 27, Parcels 628, 464, & 251, Lots 11, 13 & 16, Tax District 10, C-2 General Commercial District, located on the westerly side of Stephen Decatur Highway (MD Route 611), south of Old Bridge Road (MD Route 707). Mark Cropper, Esquire, Steve Engel and Chris Ferger with Vista Design, were present for the review. Mr. Cropper explained that the proposed building was to be used for the custom construction of sport fishing boats. He provided two pictures of boats they had previously built at another facility. Mr. Engel described the site features, the approvals obtained from the Board of Zoning Appeals and the need for security to the site. Mr. Cropper further explained that the site will not be for public access and that the boats will be placed on large hydraulic trailers that can maneuver down MD Route 611 (Stephen Decatur Highway) and Sunset Avenue to the marina for launching. Mr. Knerr asked if there would be any retail activities on the site. Mr. Cropper stated that there would not; these are multi-million dollar contracts and they anticipate building one boat every three years. Ms. Smith asked about the purpose of the self-storage units. Mr.

Engel explained that they aren't standard self-storage units rather their purpose is to provide boat captains a place to store their gear in winter or while their boat is under repairs.

Mr. Knerr had concerns about the lack of landscape buffering proposed at the rear of the building. He noted that the existing vegetation is sparse, and the house behind the subject property is visible from the road. He would like to see the landscaping provided. Ms. Ott agreed. Mr. Engel noted that the building would be 50' tall, so there would be significant shadowing of the landscaping, but that they could provide it. Clarification was made with respect to the interparcel connectors, the loading space, and the occupant load of the building. In total, Mr. Duffie anticipates employing about 15 to 20 people for this operation.

The Planning Commission then went through the list of considerations in the staff report. Concerns were raised about the lack of a sidewalk along MD Route 611, even though there are no existing connections at this time. Mr. Cropper and Mr. Engel voiced concerns about the stormwater management issues and the State Highway Administration's roadside ditch, and the maneuverability of the boats. Mr. Tudor strongly cautioned the Planning Commission against waiving this item, as it will be used as justification on other new or redevelopment projects in the area.

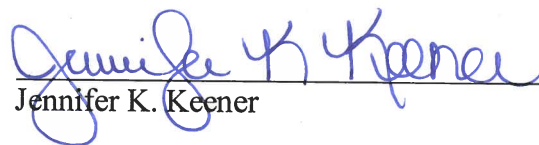
The Planning Commission discussed the various building design waivers, and requested that the roofs on the self-storage buildings be pitched as opposed to flat roofs. They requested trussed roofs, not fake mansard roofs.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Wells, and carried 4 to 1 with Mr. Barbierri opposed on the basis of the sidewalk issue, to grant the site plan approval with the following conditions:

1. The applicant shall provide the required landscape screen at the rear of the property where it adjoins the R-4 District.
2. The applicant shall provide staff a lighting plan for review and approval.
3. The Planning Commission granted a waiver to Items 2, 3, 6 and 7.
4. The Planning Commission generally granted a waiver to Item 5, with the exception of providing a pitched (trussed) roof on the self-storage buildings.

**VII. Adjourn** – The Planning Commission adjourned at 1:42 P.M.

  
Betty Smith, Secretary

  
Jennifer K. Keener