

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** December 1, 2016

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

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

**Attendance:**

**Planning Commission**

Mike Diffendal, Chair  
Brooks Clayville  
Marlene Ott  
Betty Smith  
Rick Wells

**Staff**

Maureen Howarth, County Attorney  
Ed Tudor, Director  
Phyllis Wimbrow, Deputy Director  
Jennifer Keener, Zoning Administrator

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, November 3, 2016**— As the first item of business, the Planning Commission reviewed the minutes of the November 3, 2016 meeting. Following the discussion it was moved by Ms. Ott, seconded by Mr. Wells and carried unanimously to approve the minutes as submitted. Ms. Smith abstained from the review.

**B. Board of Zoning Appeals agenda, December 8, 2016** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for December 8, 2016. 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. Text Amendment**

As the next item of business, the Planning Commission reviewed a text amendment application titled the “Commercial Hosting of Non-Agricultural Functions in a Principal Agricultural Structure or Use of Land in the A-1 and A-2 Agricultural Districts”. Mark Cropper, Esquire, and Darren Casto were present for the review. Mr. Cropper outlined what the proposed use would entail, and noted that they had worked with staff to draft language that would allow someone to utilize the building or as an outdoor venue in a tent. Mr. Tudor stressed that any agricultural buildings utilized for such types of events would have to meet the building, fire, and other applicable code regulations as if it were a commercial venue. Mr. Cropper asked Mr. Casto to explain what they have on their property. Mr. Casto is the joint owner with his wife for a property that has been granted a transient use for special events. This use is currently approved, and events have been held on their property, but they are required to obtain another special exception to renew it for one final year. Mr. Cropper explained that this text amendment would make the use permitted as a special exception, without terminating or requiring renewal each year by the Board of Zoning Appeals. Ms. Smith asked what the barn was currently used for, which is horse stables and riding events.

Following the discussion, a motion was made by Mr. Clayville, seconded by Ms. Ott and carried unanimously to find the text amendment consistent with the Comprehensive Plan

and recommended that they forward a favorable recommendation to the County Commissioners.

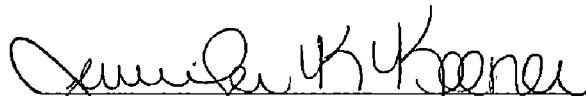
**IV. Text Amendment**

As the next item of business, the Planning Commission reviewed a text amendment application titled the "Non-Agricultural Events at Wineries in the A-1 and A-2 Agricultural Districts". Barry Mariner, Jeannie Mariner and Brittany Mariner were present for the review. Mrs. Mariner explained that her husband's father used to make wine on their farm, and her daughter Brittany took an interest in the business. She obtained an education in viticulture, and decided to pursue that business on their farm. Mrs. Mariner explained that they currently have some grape plants, and have intentions to plant more property in grapes. It will take those new plants three years before they will be able to produce wine. In the meantime, they want to hold events similar to what Mr. Cropper and Mr. Casto presented in the last text amendment application in order to make money. Ms. Ott inquired whether they were going to construct a separate building for this use, and Mrs. Mariner said that they have proposed a separate building from the tasting facility.

Following the discussion, a motion was made by Ms. Ott, seconded by Ms. Smith and carried unanimously to find the text amendment consistent with the Comprehensive Plan and recommended that they forward a favorable recommendation to the County Commissioners.

**V. Adjourn** – The Planning Commission adjourned at 1:15 P.M.

  
Betty Smith, Secretary

  
Jennifer K. Keener