

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: June 1, 2017

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

Betty Smith

Jerry Barbieri

Rick Wells

Staff

Jennifer Keener, Zoning Administrator

Rita Campbell, DRP Specialist II

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, May 4, 2017**— As the first item of business, the Planning Commission reviewed the minutes of the May 4, 2017 meeting. Following the discussion it was moved by Mr. Barbieri, seconded by Ms. Ott and carried unanimously to approve the minutes as amended.
- B. Board of Zoning Appeals agenda, June 8, 2017** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for June 8, 2017. 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. § ZS 1-325 Site Plan Review

As the next item of business, the Planning Commission reviewed a revised Step II plan for Seaside Village Residential Planned Community, Revised Phase 2A, for the proposed establishment of a fee simple lot around 16 multi-family units, Northerly side of US Route 50 (Ocean Gateway), East of Golf Course Road, Tax Map 27, Parcel 707, Tax District 10, R-3 Multifamily Residential District. Mark Cropper, Esquire, and Dave Rovanseck, engineer with George, Miles & Buhr, LLC, were present for the review. Mr. Cropper stated that this project was simply to revise Phase 2 to incorporate a single lot around what had previously been approved as the multi-family portion of the Seaside Village RPC. At this time, the developer is trying to determine what types of units to place on that site before a new submission was made to the Planning Commission for formal review and approval. Mr. Rovanseck noted that they have located the 15' easement as measured from the top of the stormwater management pond, and have located the property line accordingly with a requested zero foot setback.

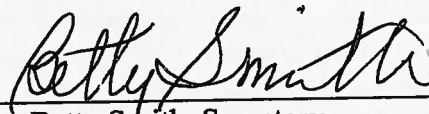
Following the discussion, a motion was made by Mr. Knerr, seconded by Ms. Smith and carried unanimously to approve the Step II plan as requested.

IV. Preliminary Plat/ Construction Plan Waiver/ Phase Plan

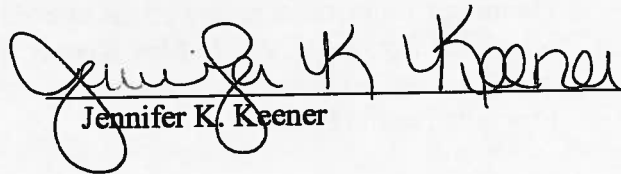
As the next item of business, the Planning Commission reviewed a revised Preliminary Plat/ Final Plat/ Construction Plan waiver for Seaside Village Residential Planned Community, Revised Phase 2A, for the proposed establishment of a fee simple lot around 16 multi-family units, Northerly side of US Route 50 (Ocean Gateway), East of Golf Course Road, Tax Map 27, Parcel 707, Tax District 10, R-3 Multifamily Residential District. Mark Cropper, Esquire, and Dave Rovansek, engineer with George, Miles & Buhr, LLC, were present for the review. They had nothing further to add to the request beyond what had been explained for the Step II review. However, they did request that the Planning Commission grant a waiver to the construction plans.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Knerr, and carried unanimously to approve the preliminary plat/ final plat and grant the waiver to the construction plan review as requested.

V. Adjourn – The Planning Commission adjourned at 1:08 P.M.



Betty Smith, Secretary



Jennifer K. Keener