

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: January 11, 2018

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Third Floor Training Room A

Attendance:

Planning Commission

Mike Diffendal, Chair

Jay Knerr, Vice Chair

Marlene Ott

Betty Smith

Jerry Barbierrri

Staff

Maureen Howarth, County Attorney

Ed Tudor, Director, DDRP

Jennifer Keener, Zoning Administrator

Robert Mitchell, Director, DEP

Katherine Munson, Planner V, DEP

Bill Rodriguez, Parks Superintendent

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, December 7, 2017— As the first item of business, the Planning Commission reviewed the minutes of the December 7, 2017 meeting. Following the discussion it was moved by Mr. Knerr, seconded by Ms. Smith and carried unanimously to approve the minutes as amended.

B. Board of Zoning Appeals agenda, January 11, 2018 — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 11, 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. Introduction and request to schedule public hearing on Draft Land Preservation, Parks and Recreation Plan

As the next item of business, the Planning Commission considered a request to schedule a public hearing on the draft Land Preservation, Parks and Recreation Plan. Katherine Munson, Planner V, Department of Environmental Programs, and Bill Rodriguez, Parks Superintendent, Department of Recreation and Parks, were present for the review. Ms. Munson explained to the board that each county is required to prepare a plan for approval every five years in order to participate in the Program Open Space. She highlighted the various sections of the document, and noted that staff would give the board a more thorough presentation at the public hearing. She requested that they schedule the hearing for the February 1, 2018 meeting date. The Planning Commission agreed by consensus to do so. No further action was taken at this time.

IV. §ZS 1-325 Site Plan Review – Ocean Pines Medical Center

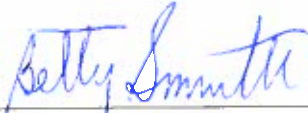
As the next item of business, the Planning Commission reviewed a site plan for the Ocean Pines Medical Center associated with the proposed construction of a 11,324 square foot medical office building, Northerly side of Cathage Road, west of MD Route 589 (Racetrack Road), Tax Map 16, Parcel 24, Lot 2, Tax District 3, C-1 Neighborhood Commercial District. Mark Cropper,


Esquire, Bob Hand, land planner, and Palmer Gillis, property owner were present for review. Mr. Cropper described the location of the proposed project with respect to the two other medical office buildings that have been constructed within the complex. Mr. Hand stated that the building design mimics the others, access to MD Route 589 (Racetrack Road) is via the same service drive, and the State Highway Administration is fine with the design as presented. Mr. Cropper said that they have obtained water and sewer for the project, and the waivers that are being requested to the *Design Guidelines and Standards for Commercial Uses* are the very same as the other two buildings. Mr. Knerr questioned the location of the dumpster relative to the placement of the building, and Mr. Barbierrri commented on the access of it for a trash truck. The applicant will look at changing the angle of the dumpster to prevent issue with the one-way driveway and canopy, however they noted that the location is placed as far out of the way as possible.

Following the discussion, a motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously to approve the site plan subject to the following conditions:

1. The Planning Commission granted a waiver to Considerations No. 1 through 6.

Adjourn – The Planning Commission adjourned at 1:07 P.M.


Betty Smith, Secretary


Jennifer K. Keener