

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: August 1, 2019

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

Staff

Maureen Howarth, County Attorney

Ed Tudor, Director

Phyllis Wimbrow, Deputy Director

Jennifer Keener, Zoning Administrator

Jessica Edwards, Customer Service Representative

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, July 3, 2019** — As the first item of business, the Planning Commission reviewed the minutes of the July 3, 2019 meeting. Following the discussion it was moved by Ms. Ott, seconded by Ms. Smith and carried unanimously to approve the minutes as submitted.

III. §ZS 1-325 Site Plan Review – Duffie Boatworks – Request to remove condition

As the next item of business, the Planning Commission reviewed revised building elevations associated with a request to modify a condition of the site plan approval for Duffie Boatworks, 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, and Chris Ferger, Architect, Vista Design, Inc., were present for the review. Mr. Cropper stated that the buildings are pre-fabricated and delivered to the site as kits. To enhance the buildings from the original kit to include the stone façade and overhangs requires on-site modifications that invalidates the warranty. In addition, Mr. Cropper stated that the users of these buildings were going to be boat captains that would back their large vehicles and box trucks into the 12' space between buildings to load and unload heavy equipment, engines, and supplies, which would likely damage the façade and the overhangs. Mr. Ferger stated that they are requesting to keep the same color scheme as the main building, but not the materials. He described the main building design and provided an elevation for the Planning Commission to review, noting that the first of the buildings is over 100' from the front property line. Mr. Cropper also noted that the property would be surrounded with a fence that would have black slats on all but the easterly (front) side. That portion will be fenced and gated, but the site will be secured, so the gate shall remain closed at all times. Overall, this means that the only façade that will be visible will be the front façade on one of the five buildings. Mr. Knerr inquired about the height of the roll-up doors, which are proposed at 8'. He was concerned that reducing the design features would

cheapen the look of the buildings. Mr. Cropper and Mr. Feger reiterated their concerns about the likelihood of the building elements being damaged, and how that would look.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Clayville, and carried unanimously to approve the revised building elevations as submitted.

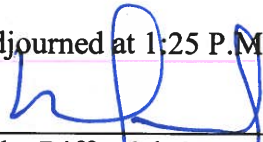
IV. Text Amendment - Boarding and Lodging Rentals

As the next item of business, the Planning Commission reviewed a proposed text amendment that was prepared by staff on behalf of the Worcester County Commissioners. The proposed amendment will eliminate inconsistencies in the existing codes with respect to boarding and lodging rentals, revise definitions and establish new regulations for short term rentals of dwelling units as a proposed Section ZS 1-351. Three additional bills have been provided to the Planning Commission that address similar inconsistencies as well as the establishment of a rental license process, however those bills do not require a recommendation from the Planning Commission. Mr. Tudor was present for the review and discussion. He explained the background on the bills and how the changes to the definitions essentially cleans up the existing law. He referred the Planning Commission to the document provided that identifies the changes made in a section by section format, and asked if they had any questions. Ms. Smith asked for clarification on the lodger/boarder/roomer definitions. Mr. Clayville asked if we saw people purchasing property or existing homes to accommodate for short term rentals as their main use. Mr. Tudor and Ms. Ott agreed that there were. Ms. Ott said her clients were excited to post their new homes on AirBnB and other platforms.

Mr. Tudor reiterated that the rental license bill is the crux of the program. If you rent the dwelling, no matter the timeframe, you must obtain a license. He noted that the Planning Commission only had to provide a recommendation on the boarding and lodging bill, which includes short-term rentals. Mr. Tudor also stated that one of the County Commissioners requested that we modify the number of parking spaces provided for a short-term rental to include one additional space (for a total of three parking spaces per dwelling), and asked that staff consider changing the minimum requirement for single-family dwellings in general from two spaces to three spaces as a standard in the future. Mr. Diffendal noted that this would make a significant number of dwellings non-conforming with respect to parking, and Mr. Tudor agreed that it would be difficult, if not impossible in many cases to go back and add one additional parking space.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Knerr, and carried unanimously to forward a favorable recommendation to the Worcester County Commissioners.

V. Adjourn – The Planning Commission adjourned at 1:25 P.M.



Mike Diffendal, Secretary pro tem



Jennifer K. Keener, AICP