

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 4, 2021**

Meeting Date: February 4, 2021

Time: 1:00 P.M.

Location: Via Zoom

Attendance:

Planning Commission

Jerry Barbierrri, Chair

Marlene Ott, Secretary

Ken Church

Betty Smith

Mary Knight

Brooks Clayville

Staff

Roscoe Leslie, County Attorney

Ed Tudor, Director

Jennifer Keener, Deputy Director

Kristen M. Tremblay, Zoning Administrator

Stu White, DRP Specialist

Robert Mitchell, Director of Environmental Programs

Jenelle Gerthoffer, Natural Resources Administrator

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, December 3, 2020 — As the first item of business, the Planning Commission reviewed the minutes of the December 3, 2020 meeting. Following the discussion, three (3) amendments were suggested. It was moved by Ms. Ott and seconded by Ms. Smith and carried unanimously, to approve the minutes as amended. Ken Church abstained from the vote as he was not in attendance at the previous meeting.

B. Board of Zoning Appeals agenda, February 11, 2021 — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 11, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Site Plan Review (§ZS 1-325)

A. Salt Grass Point Farms Mini Storage – As the next item of business, the Planning Commission reviewed a site plan associated with the proposed construction of eight (8) buildings containing a total of 75,018 square feet of mini storage and a 900 square foot associated office on two (2) lots (with a subdivision being required). Mr. Hugh Cropper represented the applicants and presented the proposal. He discussed the extensive efforts put forth to meet the design standards and provided background on the recently approved BZA variance for a proposed setback encroachment. He responded to a citizen's opposition, presented to BZA regarding the proposed entrance location, by stating that the location was mandated by SHA. Staff's reports were referenced regarding the Design Guidelines and he requested waivers on design standards. Also representing the applicants were Mr. Bob Hand and Mr. Chris Larmore, of whom provided background information to the Planning Commission on project specifics. Color choices were discussed and it was agreed that a decision would be made once research on durability of the choices was completed. A motion was made by Mr.

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Church, seconded by Ms. Ott, and carried unanimously to approve the site plan subject to the previously approved terms and conditions.

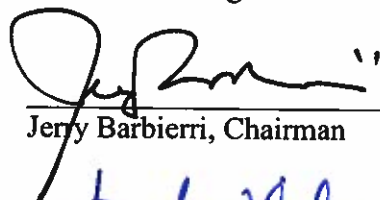
IV. Critical Area Law – The Department of Environmental Programs drafted the Comprehensive update of the Worcester County Coastal Bays and Chesapeake Bay Critical Area Programs, which includes the combination of the two (2) programs into a singular code. Jenelle Gerthoffer provided the Planning Commission with a PowerPoint presentation describing the programs and amendments (as seen in the Planning Commission’s packet).

V. Administrative Matters

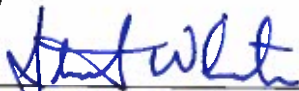
A. Open Meetings Act training was discussed. Information and training is available at <https://www.marylandattorneygeneral.gov/Pages/OpenGov/OpenMeetings/training.aspx>

B. Marlene Ott welcomed Ken Church to the Planning Commission Board.

VI. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:32 P.M.



Jerry Barbierri, Chairman



Stuart White, DRP Specialist