

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: June 7, 2018

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Mike Diffendal, Chair

Marlene Ott

Betty Smith

Jerry Barbierri

Rick Wells

Brooks Clayville

Staff

Maureen Howarth, County Attorney

Ed Tudor, Director, DDRP

Jennifer Keener, Zoning Administrator

Robert Mitchell, Director, DEP

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, May 3, 2018** — As the first item of business, the Planning Commission reviewed the minutes of the May 3, 2018 meeting. Following the discussion it was moved by Ms. Ott, seconded by Mr. Wells and carried unanimously to approve the minutes as submitted. Mr. Diffendal and Mr. Clayville abstained.
- B. Review and approval of minutes, May 10, 2018** — As the next item of business, the Planning Commission reviewed the minutes of the May 10, 2018 meeting. Following the discussion it was moved by Ms. Ott, seconded by Ms. Smith and carried unanimously to approve the minutes as submitted.
- C. Board of Zoning Appeals agenda, June 14, 2018** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for June 14, 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. Water and Sewer Plan Amendment

As the next item of business, the Planning Commission reviewed an application associated with the addition of certain informational items in *The Plan* for the Mystic Harbour Sanitary Area (SW 2018-2). Robert Mitchell, Director of Environmental Programs, presented the request on behalf of the applicant, the Worcester County Commissioners.

Mr. Mitchell explained that the applicant is requesting a revision of the EDU sewer allocation table for new capacity in the Mystic Harbour Sewer Planning Area in *The Plan*. This revision is to provide sewer sanitary capacity to serve a proposed 101 campsite expansion of the Frontier Town campground. He also explained that the Sewer EDU Allocation Table was included in the Maryland Department of Environment's modified approval of the Frontier Town amendment to *The Plan* (approval October 29, 2015) and the modified approval of the Mystic Harbour Waste Water Treatment Plant expansion amendment (approved November 25, 2015). The amendment would modify the Allocation of Sewer EDUs (table and map) in the Mystic Harbour sewer planning area to reassign thirty four (34) sewer EDU's from the Infill and Intensification

designation for properties in Area 1 (North of Airport) to the Frontier Town Campground designation in Area 2 (South of Airport). The Mystic Harbour sewer planning area Figure 4-14 would also be revised to be reflective of the EDU changes in the capacity notations on the map. Specifically, the map label for the northern area Balance Infill EDU allocation would be lowered 34 EDUs, and the label for the Frontier Town property in the southern district would be increased by 34 EDUs.

Mr. Mitchell reviewed the staff report noting the consistencies found for such a development in the Comprehensive Plan and proposed improvements would be permitted in accordance with existing zoning within the property boundaries of the current campground.

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

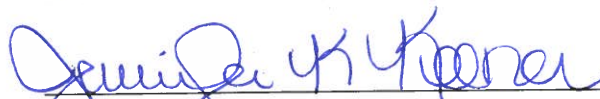
IV. Miscellaneous

Mr. Tudor referenced the memorandum that the Planning Commission members should have received by now which strongly recommends that each member attend a review session in person. He offered staff's assistance in making the necessary arrangements for the session of their choice.

VII. Adjourn – The Planning Commission adjourned at 1:11 P.M.



Betty Smith, Secretary



Jennifer K. Keener