

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** November 5, 2020

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Jay Knerr, Chair

Jerry Barbierri, Secretary

Mike Diffendal

Betty Smith

Marlene Ott

**Staff**

Roscoe Leslie, County Attorney

Ed Tudor, Director

Jennifer Keener, Deputy Director

Kristen M. Tremblay, Zoning Administrator

Robert Mitchell, Director of Environmental Programs

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, October 1, 2020** — As the first item of business, the Planning Commission reviewed the minutes of the October 1, 2020, meeting.

Ms. Ott noted an error on page 3 indicating that she was not in attendance at the last meeting and should be corrected. Following the discussion, it was moved by Mr. Barbierri and seconded by Mr. Diffendal and carried unanimously, to approve the minutes as amended.

**B. Board of Zoning Appeals agenda, November 12, 2020** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals hearing scheduled for November 12, 2020. 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. Text Amendment**

**A. §ZS 1-201(e) and §ZS 1-202(e) – Height regulations in the A-1 and A-2 Agricultural Districts, Donna West, Applicant**

The Planning Commission reviewed a proposed text amendment request to amend the height regulations in both the A-1 and A-2 Agricultural Zoning Districts. The applicant, Ms. Donna West desires to add an allowance for a property owner to seek a special exception from the Board of Zoning Appeals (BZA) as it relates to the height of residential accessory structures. The request is sought in order for the applicant to increase the overall height of a proposed detached residential accessory structure.

Ms. West was present for the review and stated that she wished to be able to extend an accessory structure to 35 feet in height (currently the code allows for a 25 foot height maximum). The Planning Commission discussed the proposal and determined

that a Special Exception would need to be approved as a next step in the event of the text amendment approval. There were no further questions.

Following the discussion, a motion was made by Ms. Ott and seconded by Mr. Diffendal that carried unanimously to forward a favorable recommendation to the Worcester County Commissioners as it was presented by staff.

**B. §ZS 1-342(c) Signs, Lawrence Perrone, Ocean Pines Association, Applicant**

A second proposed text amendment was reviewed by the Planning Commission that was submitted by Lawrence T. Perrone, on behalf of the Ocean Pines Association to amend a provision addressing internal community signs within an established community or subdivision. Staff has worked with the applicant over the course of a year to draft language that could be supportable by staff that would allow for internal community signs solely for the purpose of conveying community events, amenity and emergency information and would not be permitted to include any commercial advertising unassociated with the community.

No representatives from the Ocean Pines Association were in attendance at the meeting. Chairman Knerr asked about the procedure in the event that an applicant did not attend the meeting. He then provided several minutes for the applicants to arrive while the Planning Commission briefly discussed the request. When it became clear that a representative would not be attending, Mr. Knerr tabled the application until a later date.

**IV. Election of Officers**

Upon the resignation of Chairman Knerr due to his acceptance of another official position, the Planning Commission held an election of officers.

A motion was made by Mr. Diffendal and seconded by Ms. Smith to elect Mr. Barbierri as Chairman, Mr. Wells as Vice-Chairman, and Ms. Ott as Secretary, and carried unanimously.

The Planning Commission thanked Mr. Knerr for his service and informed him that he will be missed.

**V. Adjourn** – The Planning Commission adjourned at 1:14 P.M.

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Jerry Barbierri, Secretary

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Kristen M. Tremblay, Zoning Administrator