

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 2, 2023**

Meeting Date: February 2, 2023

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Mary Knight, Secretary
Ken Church
Marlene Ott
Betty Smith

Staff

Jennifer Keener, Director, DRP
Kristen M. Tremblay, Zoning Administrator
Stu White, DRP Specialist
Roscoe Leslie, County Attorney
Bob Mitchell, Director, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, January 5, 2023

As the first item of business, the Planning Commission reviewed the minutes of the January 5, 2023 meeting.

A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously.

B. Board of Zoning Appeals Agenda, February 9, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 9, 2023. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

C. Technical Review Committee Agenda, February 8, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for February 8, 2023. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

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III. Residential Planned Communities § ZS 1-315

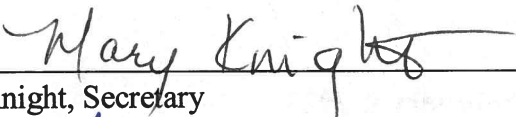
A. Refuge at Windmill Creek

As the next item of business, the Planning Commission reviewed the Step I submittal for Refuge at Windmill Creek, consisting of 90 single family lots. Located on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts

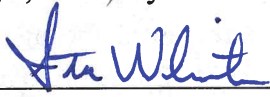
Present for the review was Ronnie Carpenter of Carpenter Engineering. Mr. Carpenter presented the proposal to the Planning Commission. He explained the number of lots from the previously submittal. He further explained that the only changes made were two lots needed to be reconfigured due to the necessitation for a sewer pump station. The changes allow for County access to an outlot where the pump station is located. The access is fee simple and will be dedicated to Worcester County. Mr. Barbierrri questioned which lots had changed to which Mr. Carpenter responded Lots 17 and 18. Mr. Church questioned why the previous approval was allowed to expire. Mr. Carpenter responded that the project did not have the water EDUs required at the time of expiration. Ms. Tremblay added that the road name, Windmill Creek Lane, had been previously approved and could be incorporated into the Planning Commission's recommendation.

Following the discussion, a motion was made by Ms. Ott, seconded by Ms. Knight, and carried unanimously to make a favorable recommendation for Step I approval with incorporation of the road name.

IV. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Knight.



Mary Knight, Secretary



Stuart White, DRP Specialist