

Caroline County Planning Commission



John Schmidt, Chairman
Keith Neal, Vice Chairman
Daniel Franklin, Commissioner Member
Nancy Minahan, Member
Charles Mosca, Member
Jeffrey Powell, Member
Dr. Derek Simmons, Member

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May 8, 2019

CAROLINE COUNTY PLANNING COMMISSION MINUTES

The Caroline County Planning Commission held its regularly scheduled meeting on Wednesday, May 8, 2019 in Room 110 of the Health and Public Services Building, 403 South 7th Street, Denton, Maryland.

Present were: John Schmidt, Chairman; and members, Wilbur Levensgood, Nancy Minahan, Chuck Mosca, Jeffrey Powell and Dr. Simmons. Also present were Katheleen Freeman, Director of Planning & Codes; Leslie Grunden, Assistant Director of Planning; and Beth Beales, Long Range and Agricultural Planner.

Agenda:

- Approval of the March 13, 2019 Meeting Minutes
- IT Workshop-PC Laptops and County email
- Review of Comprehensive Water and Sewer Plan Amendment-Town of Preston I&I Study
- MDP Clearinghouse Review- USDA Farm Service Loan
- Federalsburg WWTP Solar Project
- BZA Report
- Department Update- Katheleen Freeman

Chairman Schmidt called the meeting to order at 7:40 p.m.

APPROVAL OF MINUTES

Chairman Schmidt asked the members if they have reviewed the minutes from the March 13, 2019 meeting.

Motion: Mr. Powell made a motion to approve the minutes as written.
Second: Ms. Minahan seconded the motion.
In Favor: All Commission members voted in favor of the motion (5-0).

IT Workshop-PC Laptops and County Email

Jason Collins and Chris Rice from the Information Technology department handed out county issued laptops to all board members. All board members were informed that they will need to bring their laptops to all meetings and no paper copies will be available.

Review of Comprehensive Water and Sewer Plan Amendment-Town of Preston I&I Study

Amend Comprehensive Water and Sewer Plan (CWSP) Sewer Chapter and Sewer Inventory of Priorities to include information about Town of Preston's planned study of inflow and infiltration (I&I) in the Town's sewer system.

The Town of Preston's wastewater system has a long-standing problem with inflow and infiltration (I&I) of stormwater in the pipes that convey wastewater to the treatment plant. The severity of the problem fluctuates with precipitation amounts.

The proposed project supports the goals of the 1992 Caroline County Comprehensive Water and Sewerage Plan to "protect the general health, safety and welfare of the people of Caroline County through the provision of adequate water and sewerage facilities" and to "ensure that all municipal, industrial and individual water supply and wastewater systems are designed and constructed to acceptable standards".

Motion: Mr. Mosca made a motion to have staff recommend forwarding it to the County Commissioners for review and approval.

Second: Mr. Powell seconded the motion.

In Favor: All Commission members voted in favor of the motion (5-0).

MDP Clearinghouse Review USDA Farm Service Loan

The proposed project includes construction of a single-family residence and 2-car garage on a 3.48-acre parcel located on Tanyard Road, near Preston, Maryland. The property adjoins a 72-acre parcel to the north which is owned by the same property owner. The property is located in the R-Rural Zoning District; the proposed project is an approved use and, pending the property owner obtaining approval of all required local, State and/or federal permits, the project will be consistent with County policies and regulations. The permit process has been started as of May 8th, 2019.

MDO Clearinghouse Review- Federalsburg WWTP Solar Project

Electricity costs are among the highest annual expenses of operating and maintaining an ENR wastewater treatment plant. The proposed project is a cost-effective approach to providing electricity to the Federalsburg WWTP. It takes advantage of alternate power technology and may also provide air quality benefits, in addition to the water quality benefits that ENR treatment technology achieves. The project is consistent with County policies and regulations, including the Comprehensive Water and Sewer Plan policy to utilize the best available and most economical water and sewer technologies and methods to provide public water and sewer services.

Doug Brown with Rowe Engineering was available for questions. Mr. Brown explained that 2 parcels will be combined where the solar panels will be built and will be protected by fencing. Mr. Schmidt asked if the Town of Federalsburg had regulations about solar panels and Mr. Brown confirmed that they do.

Due to the deadline of May 6th, 2019 which pre-dated the May 8th, 2019 meeting, Ms. Grunden emailed the members of the board for their review and all were in favor. Ms. Freeman will be inquiring why the review periods are getting shorter.

Board of Zoning Appeals Update

Ms. Freeman updated the members on the applications the Board of Zoning Appeals approved and denied at the March meeting. A request for an area variance to build a pole building closer to the side and rear property line that the minimum required setbacks was denied because they could not justify why this was his only solution to but the building 5' from the two property lines.

Another request for an area variance to construct an addition within the 100-foot Chesapeake Bay Critical Area Buffer was granted on the conditions that a building permit is obtained prior to any proposed development and is accompanied by all the documentation and site plan requirements.

DEPARTMENT UPDATE

Ms. Freeman informed the members that the progress of the new software upgrade is going well. The software company was here in person last week to finish up all packets. Next, they are starting to build everything into the system. They are hoping for the upgrade to be completed by August.

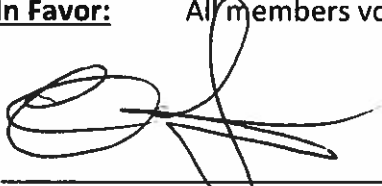
Ms. Smith is working with the IT department to make all information digital for easier access.

ADJOURNMENT

Motion: Mr. Mosca made a motion to adjourn the meeting at 8:43 p.m.

Second: Dr. Derek Simmons seconded the motion.

In Favor: All members voted in favor of the motion (5 -0).



Katheleen Freeman
Director, Planning & Codes



John Schmidt, Commission Chairman



Prepared by: Elizabeth A. Beales