

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

Health & Public Services Bldg.
403 South 7th Street, Suite 210
Denton, Maryland 21629-1335
Telephone: 410-479-8100
Facsimile: 410-479-4187

July 10, 2019

CAROLINE COUNTY PLANNING COMMISSION MINUTES

The Caroline County Planning Commission held its regularly scheduled meeting on Wednesday, July 10, 2019 in Room 110 of the Health and Public Services Building, 403 South 7th Street, Denton, Maryland.

Present were: John Schmidt, Chairman; and members, Wilber Levensgood, Nancy Minahan, Chuck Mosca and Dr. Derek Simmons. Also present were Katheleen Freeman, Director of Planning & Codes; Matt Kaczynski, Development Review Coordinator; and Beth Beales, Long Range and Agricultural Planner.

Agenda:

- Approval of the June 12, 2019 Meeting Minutes
- Invisible Towers- request a Site Plan Approval for a Communication Tower
- Oldtown Materials, LLC- DRRRA- for introduction
- MDP Clearinghouse Review-Denton Water Main Replacements
- Department Update- Katheleen Freeman

Chairman Schmidt called the meeting to order at 7:33 p.m.

APPROVAL OF MINUTES

Chairman Schmidt asked the members if they have reviewed the minutes from the June 12, 2019 meeting.

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

Invisible Towers-Request a Site Plan Approval for a Communication Tower

The applicant, Invisible Towers., has requested a Site Plan Approval for a Communication Tower. The proposed communication tower is located on Tax Map 43 Grid 12 Parcel 16, on the south side of Maryland Route 404, across from the intersection of Bullock Road and Maryland Route 404. The site will be accessed by a proposed entrance onto Maryland Route 404. This proposed use includes a 50' x 50' fenced compound that contains a 195' tall monopole for installation of antennas, gas generator and a propane tank.

Mr. Kaczynski explained that sediment erosion and stormwater management impact plans are still needed but these will be submitted after final approval. Mr. Van Thompson with Invisible Towers was present to answer any questions. Mr. Schmidt asked if this was an ideal location, Mr. Thompson explained that it was.

The applicant has also submitted a Special Use Exception (SUE) Application to the Board of Zoning Appeals (BZA). This application is scheduled for the August 20th BZA Hearing. If the Special Use Exception Application is approved, the applicant will make any required changes and submit their final Site Plan to the Planning Commission for approval.

Recommended Action:

- Motion:** Mr. Mosca made a motion to recommend applicant proceed with the SUE Application to the BZA and resubmit final site plans by incorporating any additional conditions and safeguards specified by the BZA.
- Second:** Ms. Minahan seconded the motion.
- In Favor:** All Commission members voted in favor of the motion (4-0).

Oldtown Materials, LLC – DRRA- for Introduction

The Planning Commission ("PC") has authority over this matter pursuant to the County Code, at §175-206, *et seq.*, which is also attached hereto for your reference. Before the CC's can enter into this DRRA, there must be two public hearings: one held by the PC and the other by the CC's. This DRRA is being introduced tonight and will be back before you for the public hearing pursuant to County Code. At the hearing, in accordance with §175-211(B), the PC will be asked to determine whether the proposed DRRA is consistent with County plans and policies and with any other applicable development laws or regulations.

On May 10, 2019, Oldtown requested three (3) modifications from the Design Manual. The requested modifications were reviewed by the County Engineer and approved for safety and as otherwise required under County Code. These modifications are for standard right of way width, and for vertical and horizontal curves. TAC approved the requested modifications after review and upon consideration of the approval given by the County Engineer. These modifications were subsequently approved by the PC.

Tim Glass from Lane Engineering was present to explain the changes that have been made. He met with the County's engineers and they agreed to add the adjustments to the plan that include road striping and tar and chipping the remainder of Bridgetown Road entrance and Church Lane. Ms. Olgetree added that it will only be a tar and chip surface that is extended to Church Lane since trucks are prohibited from turning left, they must exit to Rt. 313.

Motion: Ms. Minahan made a motion to proceed to set a public hearing for the final DRRR.

Second: Mr. Mosca seconded the motion.

In Favor: All Commission members voted in favor of the motion (4-0).

MDP Clearinghouse Review of Denton Water Main Replacements

The project entails the replacement of substandard portions of the water distribution system for the Town of Denton. Presently, the system experiences leakage and occasional service interruptions due to its age, deteriorated condition, and outdated design. Existing pipes are undersized as per current design criteria and contain lead joints. The upgraded system will have larger corrosion-resistant PVC pipe without lead joint and will add a looped connection and isolation valves at key locations to improve water quality and facilitate maintenance activities. The project also will involve the installation of fire hydrants and replacement of service connections. The Town has applied for \$1,896,282 in funding for the project and is being considered for a 50-50 grant-loan funding package.

Motion: Mr. Mosca made a motion to approve and that it is consistent with Caroline County's plans, programs and objectives.

Second: Ms. Minahan seconded the motion.

In Favor: All Commission members voted in favor of the motion (4-0).

DEPARTMENT UPDATE

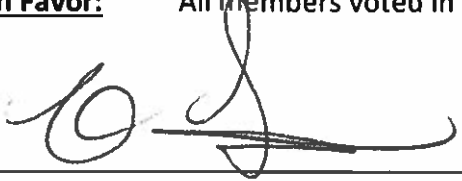
Ms. Freeman informed the members that the software upgrade is almost complete. Staff members had training with the software company, and they are working together to work out any issues with the software. The department is planning on going live with new software in August. At the same time the public will be able to log in and review their property and any permits.

ADJOURNMENT

Motion: Mr. Mosca made a motion to adjourn the meeting at 8:00 p.m.

Second: Dr. Derek Simmons seconded the motion.

In Favor: All members voted in favor of the motion (4-0).



Katheleen Freeman
Director, Planning & Codes



John Schmidt, Commission Chairman



Prepared by: Elizabeth A. Beales