

CECIL COUNTY PLANNING COMMISSION
MEETING MINUTES
20 April 2009

Present: Doordan, B. Patrick; Edwards, Guy; Janusz, Joe; Mortimer, William; Wallace, Wyatt; Wiggins, Kennard; Houston, Clifford; Sennstrom, Eric

Absent: Demmler, Rebecca; Dempsey, Gale

Call to Order: Chairman Mortimer called the meeting to order at 7:00 p.m.

Approval of Minutes: Motion was made by B. Patrick Doordan to approve the March meeting minutes. Motion was seconded by Wyatt Wallace. All members present voted in favor of the motion. Motion carried.

TEXT AMENDMENT – Master Water & Sewer Plan: Elkton West

Director Sennstrom appeared to present the text amendment to the Cecil County Master Water & Sewer Plan. He provided a description of the text proposing to amend Chapter 1, Chapter 3, Chapter 4, the Tabular information, and financial statements to reflect the pending sale and transfer of the County's water and wastewater assets to Artesian Water and Artesian Wastewater. Director Sennstrom noted that these revisions to the text are part of the process initiated by the approval of the franchise agreements and execution of the asset purchase agreements in 2008. The culmination of the process will occur on or before 30 June 2009. Discussion ensued on the benefits to the County, the net asset value of the facilities being transferred, the process from 2007 to date, the role of the Public Service Commission in the regulation of private utilities, and the County's Comprehensive Plan.

Chairman Mortimer asked if anyone desired to speak in favor. No one appeared.

Chairman Mortimer asked if anyone desired to speak in opposition. Ron Hartman, Ed Cairns, Carol Wohner, and Jerry Crutchfield appeared to voice their opposition.

Staff recommended approval of the text amendments.

Motion was made by B. Patrick Doordan to recommend approval of the proposed text amendments. Motion was seconded by Joe Janusz. Doordan, Edwards, Janusz, Mortimer and Wallace voted in favor of motion to recommend approval. Wiggins voted in opposition to motion. Motion carried 5 to 1.

PARKS & RECREATION – Annual Program

Ed Slicer appeared to present the Department of Parks & Recreation's Annual Program. Mr. Slicer provided a summary of the contents of the document and explained the process that is followed at the State and County level to receive Program Open Space funding assistance with the specified projects. Discussion ensued regarding the contents of the Program and the idiosyncratic nuances associated with each project.

Chairman Mortimer asked if anyone desired to speak in favor. No one appeared.

Chairman Mortimer asked if anyone desired to speak in opposition. No one appeared.

Staff recommended approval of the Annual Program.

Motion was made by Wyatt Wallace to recommend approval. Motion was seconded by B. Patrick Doordan. All members present voted in favor of motion. Motion carried.

SPECIAL EXCEPTION – FILE 3452 George & Joyce Gray & Karla Howell

Karla Howell appeared to present the application to retain a single wide manufactured home for hardship purposes. The original reason for the hardship has ceased to exist. However, a new hardship exists regarding the family members of Karla Howell and consequently, the manufactured home is still required.

Chairman Mortimer asked if anyone desired to speak in favor. No one appeared.

Chairman Mortimer asked if anyone desired to speak in opposition. No one appeared.

Staff recommended approval for as long as Ms. Howell owns the property and George Gray resides in the manufactured home.

Motion made by Joe Janusz to recommend approval for as long as Ms. Howell owns the property and George Gray resides in the manufactured home. Motion seconded by B. Patrick Doordan. All members present voted in favor of the motion. Motion carried.

SPECIAL EXCEPTION – File 3454 Thomas & Lori Miller

Thomas Miller appeared to present the application for a home occupation to repair automobile transmissions. Mr. Miller stated that the existing operation commenced in 2002 and that he has a lift and bench in his garage. He has 1 customer a week and 1 delivery of supplies per week. Mrs. Miller presented letters of support from adjoining property owners.

Chairman Mortimer asked if anyone desired to speak in favor. No one appeared.

Chairman Mortimer asked if anyone desired to speak in opposition. Jerry Crutchfield appeared.

Staff recommended disapproval due to the fact that the garage is not located in the dwelling.

Motion made by B. Patrick Doordan to recommend approval. Motion was seconded by Wyatt Wallace. All members present voted in favor of motion. Motion carried.

Adjournment: Meeting adjourned at 8:42 p.m.

Respectfully Submitted:

Eric S. Sennstrom, AICP
Director of Planning & Zoning