CECIL COUNTY PLANNING COMMISSION
MEETING MINUTES
15 June 2009

Present: Doordan, B. Patrick; Edwards, Guy; McDowell, H. Clay; Wallace, Wyatt; Wiggins, Kennard; Demmler, Rebecca – ex Officio; Houston, Clifford; Sennstrom, Eric

Absent: Janusz, Joe; Mortimer, William; Dempsey, Gale

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

Approval of Minutes: Motion was made by Kennard Wiggins to approve the May 2009 meeting minutes. Motion was seconded by Wyatt Wallace. All members present voted in favor of the motion to approve. Motion carried.

File 3461: Robert L. Jackson applying to locate a double wide manufactured home for security purposes at 565 Kirk Road.

WITHDRAWN, applicant failed to show.

File 3463: Harry & Candyce Johnson applying to establish a home occupation at 24 Zachary Joseph Court.

Harry and Candyce Johnson appeared to present their application. Mr. & Mrs. Johnson explained that they would like to receive approval to conduct their HerbaLife distributorship out of their home. The business activities would be mostly over the telephone and the internet. Candyce Johnson stated that 90-95% of the business is offsite. The product is brought to their home once a month by FedEx and it is taken to the client's home or to the Church of the Nazarene. Wyatt Wallace inquired as to whether most of the business takes place over the telephone. Mrs. Johnson responded that the telephone or internet is the majority of their business.

Vice Chairman Doordan asked if anyone desired to speak in favor of the application. The following rose to speak:

Damian Gross	2 Zachary Joseph Court
William Herrold	6 Zachary Joseph Court
Coral Gross	2 Zachary Joseph Court

All three speakers expressed their support for the proposal and stated they had no objection to the business in their development.

Vice Chairman Doordan asked if anyone desired to speak in opposition. The following rose to speak:

Ron Limmer	250 Woodrow Lane
Hayward Wallace	242 Woodrow Lane
Mary Limmer	250 Woodrow Lane

Mr. Limmer was flummoxed by the notion that the application could be considered when their deed restrictions preclude home businesses. He was also vexed by the increase in traffic and the behavior of the Johnson's tenant. Mr. Wallace found the prospect of a home occupation to be most disconcerting. Mrs. Limmer concurred with Mr. Limmer's comments.

Staff recommended approval for two years or as long as the Johnson's own the property and operate the business, whichever shall sooner occur.

Motion was made by Wyatt Wallace to recommend approval for two years or as long as the Johnson's own the property and operate the business, whichever shall sooner occur. Motion was seconded by H. Clay McDowell. Edwards, McDowell, and Wallace voted in favor of the motion. Wiggins voted against the motion. Motion carried 3 to 1.

File 3464: John David Reisler, Sr. applying for a special exception to renew a single wide manufactured home for agricultural help at 80 Lombard Road.

Dave Reisler Sr. and Dave Reisler, Jr. appeared to present the application. They testified that they were requesting a renewal of their manufactured home for farm help. The single wide has been there for ten years and they would like to receive approval for as long as they farm the property.

Vice Chairman Doordan asked if anyone desired to speak in favor. No one appeared. Vice Chairman Doordan asked if anyone desired to speak in opposition. No one appeared.

Staff recommended approval for as long as the applicants own the property and operate the farm.

Motion was made by Wyatt Wallace to recommend approval for as long as the applicants own the property and operate the farm. Motion was seconded by H. Clay McDowell. All members present voted in favor of motion. Motion carried.

File 3467: James Mann applying for a special exception for a home occupation at 204 Wedgemont Drive.

James Mann appeared to present his application. Mr. Mann stated that he desired to establish a home business consisting of e-commerce and technical and design consulting. There would be no manufacturing, no signage, no customers and no noise. His product is a motorcycle bracket.

Vice Chairman Doordan asked if anyone desired to speak in favor. No one appeared. Vice Chairman Doordan asked if anyone desired to speak in opposition. No one appeared.

Staff recommended approval for two years or as long as the applicant owns the property and operates the business, whichever shall sooner occur.

Motion was made by Guy Edwards to recommend approval for two years or as long as the applicant owns the property and operates the business, whichever shall sooner occur. Motion was seconded by Kennard Wiggins. All members present voted in favor of motion to approve. Motion carried.

Adjournment: Vice Chairman Doordan adjourned the meeting at 7:43 p.m.

Next Meeting: Monday, 20 July 2009

Respectfully submitted:

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Eric S. Sennstrom, AICP
Director – Planning & Zoning