

PLANNING COMMISSION MEETING

May 17, 2010

7:00 p.m.

PRESENT: Mortimer, (Chairman), Doordan, Wallace, Wiggins, Edwards, Demmler, (Ex-officio), Sennstrom and Dempsey.

ABSENT: Janusz, McDowell, (Alternate) and Houston, (Zoning Administrator).

APPROVAL OF MINUTES: Motion made by Edwards, seconded by Doordan and unanimously carried to approve the Monday, April 19, 2010, 7:00 p.m., minutes as mailed.

**SPECIAL EXCEPTIONS:**

**FILE: 3513** - APPLICANT: Donna Marie Trodglen.

FOR: Special Exception to hold a charity event.

PROPERTY LOCATION: 46 Shadow Brook Road, Conowingo, MD 21918, Election District: 8, Tax Map: 8, Parcel: 179.

PROPERTY OWNER: Girl Scouts/Camp Conowingo.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Coleen Reynolds, 2000 Challedon Court, Jarrettsville, MD, Sandra Theiss, 105 Chesley Ave., Baltimore, MD, Timothy Reynolds, 2000 Challedon Court, Jarrettsville, MD presented this special exception to hold a charity event. They are planning a Maryland Trauma Teddy Bear, Wine and Music Festival. The goal is to raise money for police and firefighters to hand out teddy bears to children that have had traumatic experiences in their lives; they carry these teddy bears in their emergency vehicles. They are also supporting the Girl Scouts of Central Maryland this year. This family event is for three days, Friday, Saturday and Sunday, approximately 1,900 people will attend, and a security company has been hired for crowd control; the liquor license is pending pursuant to special exception approval.

Health Department Report – The proposed event requires on Outdoor Music Festival Permit to comply with COMAR 10.16.05. The applicant has met with the Health Department and is working to address requirements for the permit.

COMMENTS IN SUPPORT: Citizens listed below feel this is a worthwhile cause and are in support of this event.

Clifford Henry, Joppa, MD

Rebecca Shubler, Dundalk, MD

Vicki Cook, Joppa, MD

Mark Hyatt, Essex, MD

COMMENTS IN OPPOSITION: None.

**FILE: 3514** - APPLICANT: Chesapeake Inn (Gianmarco Martuscelli).

FOR: Special Exception to have a fireworks display.

PROPERTY LOCATION: w/s Augustine Herman Highway, Chesapeake City, MD 21915, Election District: 2, Tax Map: 43, Parcel: 1.

PROPERTY OWNER: Sister Dorothy Ann Busowski (Property Care Manager).

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Mike Estes, Chesapeake City Fire Department, Courtney Drive, Elkton, MD presented this special exception in behalf of the Fire Company, Chesapeake Inn and Sister Dorothy Ann Busowski. The fire company is requesting to hold a fireworks display on Friday, July 2, 2010. The Chesapeake Inn is sponsoring and funding this event. The company that is being hired to launch the fireworks display will assume all the liability and insurance issues related to this event and the shooting of the fireworks from the 140 acre property. The Army Corp. of Engineers will be responsible for the parking along the levy. The event will start at dusk and run approximately 20 to 22 minutes. Mr. Estes feels the event will bring in revenue for the Town of Chesapeake City merchants and a fundraiser for the Fire Department from the parking.

Health Department Report – The Health Department has no objection to the proposed special exception.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

COMMENTS: Robert Loller, 412 Lock Street, Chesapeake City, MD lives adjacent to the property and has safety concerns only; he is not opposing this event, just concerned. Mr. Loller is also concerned about the large Church and Cemetery near the property.

**FILE: 3515 - APPLICANT:** Ann S. Jackson.

FOR: Special Exception for Class "C" Office Building.

PROPERTY LOCATION: 311 St. Marks Road, Perryville, MD 21903, Election District: 7, Tax Map: 29, Parcel: 354.

PROPERTY OWNER: Sandra Anderson, P.O.A. Dorothy Hinkson.

PRESENTLY ZONED: Development Residential, (DR).

Ann Jackson, Agent, Harlan C. Williams Company, 105 West Branch Circle, North East, MD on behalf of Dorothy Hinkson, (Owner) and representing the perspective buyer of the property, currently under contract. The buyer is proposing to make this dwelling a Dental Office if the special exception for a Class "C" Office Building is approved. Ms. Jackson's client has an established business with three (3) chairs presently at another location and would like to purchase this property for his home and office together. There is amply space for parking and a 3 square foot sign. Ms. Jackson presented a booklet to the Planning Commission with her proposal and the listing for the property, in file for reference.

Health Department Report – The Health Department has received no application for water and sewer approval for this site. Submit a written proposal detailing the proposed usage of the site for evaluation.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

### **RECOMMENDATIONS:**

APPLICANT: Donna Marie Trodglan.

FOR: Special Exception to hold a charity event.

Staff recommended approval.

ACTION: Motion made to approve by Wallace, seconded by Wiggins.

VOTE: All in favor, motion carried.

APPLICANT: Chesapeake Inn (Gianmarco Martuscelli).  
FOR: Special Exception to have a fireworks display.

Staff recommended approval.

ACTION: Motion made to approve by Doordan, seconded by Wallace.  
VOTE: All in favor, motion carried.

APPLICANT: Ann S. Jackson.  
FOR: Special Exception for Class "C" Office Building.

Staff recommended approval.

ACTION: Motion made to approve by Wallace, seconded by Doordan.  
VOTE: All in favor, motion carried.

**GENERAL DISCUSSION:** None.

The meeting adjourned at 7:50 p.m.

NEXT PLANNING COMMISSION MEETING: Monday, June 21, 2010, at 7:00 p.m.

Respectfully submitted:

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Gale L. Dempsey, Administrative Assistant  
Office of Planning and Zoning