

PLANNING COMMISSION MEETING

July 19, 2010

7:00 p.m.

PRESENT: Doordan, (Vice-Chairman), Edwards, Wiggins, McDowell, (Alternate), Demmler, (Ex-officio), Sennstrom, and Houston.

ABSENT: Mortimer, (Chairman), Janusz, Wallace and Dempsey.

MINUTES- Motion made by Wiggins, seconded by McDowell and unanimously carried to approve the Monday, June 21, 2010, 7:00 p.m., minutes as mailed.

AMENDMENT – MASTER WATER & SEWER PLAN

Amend the Master Water and Sewer Plan's Sewer Service Area Map to reflect the changes resulting from the Carpenters Point Sanitary Sewer Project.

Eric Sennstrom, Director of Planning and Zoning presented the Master Water and Sewer Plan Map Amendment to amend the Master Sewer Area map to reflect the changes that have been going on for the last several years by the Department of Public Works to install a public sanitary sewer system in the Carpenters Point vicinity to correct failing septic systems. This will revise the existing map.

Health Department Report – No objections to the proposed amendment.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

Amend the Master Water & Sewer Plan to reflect improvements to the Town of Rising Sun's Water and Wastewater Facilities.

Eric Sennstrom, Director of Planning and Zoning presented this amendment to request to have the County's Master Water and Sewer Plan amended to reflect construction of a new 500,000 gpd sewer plant and the construction of a new water supply line that will originate in Pennsylvania. The town is currently finalizing the various negotiations associated with these two (2) projects and hope to be executing agreements for their construction in the next few months.

Calvin A. Bonenberger, Jr., CBI, Town Administrator for The Town of Rising Sun, 1 East Main Street, Rising Sun, MD presented three (3) maps of the Town of Rising Sun proposed water supply connection to Chester Water Authority, (CWA). The town has found it very difficult to address their problems because of financial resources. The town has a Lagoon Treatment Plant and this is not popular with MDE, so this is why the request to upgrade. The Town of Rising Sun has approximately 2,100 residents and that constitutes roughly 1,200 sewer connections.

Health Department Report – No objections to the proposed amendment.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

Amend the Master Water & Sewer Plan and Water Service Area Map to reflect the installation of 11,000 linear feet of waterline from the Town of Rising Sun to Wilson Road to service twenty (20) properties with contaminated wells.

WITHDRAWN, per e-mail from Jim Wright on 6/30/10.

SPECIAL EXCEPTIONS:

FILE: 3518 - APPLICANT: Cecelia Bullock.

FOR: Special Exception for a home occupation to operate a beauty salon.

PROPERTY LOCATION: 1642 Liberty Grove Road, Conowingo, MD 21918, Election District: 6, Tax Map: 16, Parcel: 321.

PROPERTY OWNER: Cecelia Bullock.

PRESENTLY ZONED: Rural Residential, (RR).

Cecelia and Ronald Bullock, 1642 Liberty Grove Road, Conowingo, MD stated she is working in a salon now and her mother is getting on in age, has health problems, and has two (2) grandchildren she babysits, so she would like to have the salon in her home so she can be more flexible. Ms. Bullock stated she has a large parking area for the customers. The Bullock's neighbors are not objecting to the salon being in her home.

Health Department Report – Permit R2650 was issued for a repair of the septic system at the existing dwelling in 2001. This septic system is designed for a 3-bedroom home only. Additional soil evaluations and expansion of the septic system are required. Contact the Health Department.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

FILE: 3519 – APPLICANT: Daniel Carter.

FOR: Renewal of a Special Exception to locate a singlewide manufactured home for hardship purposes.

PROPERTY LOCATION: 433 McGrady Road, Rising Sun, MD 21911, Election District: 5, Tax Map: 18, Parcel: 187.

PROPERTY OWNER: Daniel Carter.

PRESENTLY ZONED: Rural Residential, (RR).

Daniel Carter, 433 McGrady Road, Rising Sun, MD would like to renew his special exception for a singlewide manufactured home. The trailer has been there for the last two (2) years with no complaints. This is a hardship for his mother since she is getting up in age, this way she would be close to him if there were any problems.

Health Department Report – Sanitary Permit H5908 was issued in 2008 for the existing mobile home. The Health Department has no objection to renewal of the special exception.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATIONS:

AMENDMENT – MASTER WATER & SEWER PLAN

APPLICANT: Cecil County – Carpenters Point Sanitary.

FOR: Amend the Master Water and Sewer Plan’s Sewer Service Area Map to reflect the changes resulting from the Carpenters Point Sanitary Sewer Project.

Staff recommended approval.

ACTION: Motion made to approve by Edwards, seconded by McDowell.

VOTE: All in favor, motion carried.

APPLICANT: Town of Rising Sun.

FOR: Amend the Master Water & Sewer Plan to reflect improvements to the Town of Rising Sun’s Water and Wastewater Facilities.

Staff recommended approval.

ACTION: Motion made to approve by Edwards, seconded by Wiggins

VOTE: All in favor, motion carried.

APPLICANT: Cecelia Bullock.

FOR: Special Exception for a home occupation to operate a beauty salon.

Staff recommended approval for two (2) years.

ACTION: Motion made to approve with staff conditions by Edwards, seconded by Wiggins.

VOTE: All in favor, motion carried.

APPLICANT: Daniel Carter.

FOR: Renewal of a Special Exception to locate a singlewide manufactured home for hardship purposes.

Staff recommended approval for as long as Daniel Carter owns the property and Mother resides in the manufactured home.

ACTION: Motion made to approve with staff conditions by McDowell, seconded by Edwards.

VOTE: All in favor, motion carried.

GENERAL DISCUSSION: None.

The meeting adjourned at 7:35 p.m.

NEXT PLANNING COMMISSION MEETING: Monday, August 16, 2010, at 7:00 p.m.

Respectfully submitted:

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

