

Planning Commission Meeting

Wednesday, November 6, 2019

Present: Rob McLarnon (Vice Chair), George Still, Rick Webster, Bill Staker, Chris Haley, Tonya Lockwood (staff), Rob Bernstine (staff)

Absent: Chris Coliukos (chair), Lee Adams

Vice Chair Rob McLarnon called the meeting to order at 6:32 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

October 2, 2019

Motion: Rick Webster made a motion, seconded by George Still to accept the minutes from October 2, 2019. All in favor, motion carried.

Public Hearing:

Motion: Bill Staker made a motion, seconded by Chris Haley to open the Public Hearing to review the amendments to Sections 5.1.1 – Lot and Bulk Requirements, 5.1.3 – Accessory Building/Structure Requirements, 4.3 – Historic Area District, Architectural Design Standards, and the Definition Section of the Comprehensive Development Ordinance. All in favor, motion carried.

Rob will ask for any comments on each Section.

No Public comments on any proposed change. No comment from any Board Member on any proposed changes.

Motion: Rick Webster made a motion, seconded by Bill Staker to close the Public Hearing to review the amendments to Sections 5.1.1 – Lot and Bulk Requirements, 5.1.3 – Accessory Building/Structure Requirements, 4.3 – Historic Area District, Architectural Design Standards, and the Definition Section of the Comprehensive Development Ordinance. All in favor, motion carried.

Action Items:

File 2019045 – 312 Biddle Street – Construct second floor addition and new deck. Remodel first floor kitchen and bathroom

Under deck must be enclosed. Vinyl siding to be 0.046 thick.

Motion: George Still made a motion, seconded by Rick Webster to approve File 2019045 – 312 Biddle Street – Construct second floor addition and new deck. Remodel first floor kitchen and bathroom. Below Deck must be enclosed. Cecil County permit to be obtained. All in favor, motion carried.

File 2019046 – 310 Bohemia Ave – Window Replacement and Pergola

Motion: Rick Webster made a motion, seconded by Bill Staker to table File 2019046 – 310 Bohemia Ave – Window Replacement and Pergola. All in favor, motion carried.

File 2019047 – 313 Bohemia Ave – Window Replacement

Motion: George Still made a motion, seconded by Rick Webster to approve File 2019047 – 313 Bohemia Ave – Window Replacement. All in favor, motion carried.

File 2019048 – 217 Bohemia Ave – Window Replacements, Siding Removal and Replacement, Dumpster, Interior Renovations

Motion: Chris Haley made a motion, seconded by Rick Webster to table File 2019048 – 217 Bohemia Ave. – Window Replacements, Siding Removal and Replacement, Dumpster, Interior Renovations. All in favor, motion carried.

File 2019049 – 209 Bohemia Ave. – Demo and Replace entire structure, install new wood windows, install wood siding on front and cement siding on sides and back

Will need to go to Board of Appeals for a side yard setback, front yard setback, and relief from 5 year penalty.

Motion: George Still made a motion, seconded by Bill Staker to send a recommendation letter for approval of variances for Section 2.5.2.b – Unlawful Demolition, Front Yard and Side Yard Setbacks to the Board of Appeals for File 2019049 - 209 Bohemia Ave. – Demo and Replace entire structure, install new wood windows, install wood siding on front and cement siding on sides and back. All in favor, motion carried.

Motion: Chris Haley made a motion, seconded by Rick Webster to table File 2019049 - 209 Bohemia Ave. – Demo and Replace entire structure, install new wood windows, install wood siding on front and cement siding on sides and back, pending approval of Board of Appeals. All in favor, motion carried.

File 2019050 – 414 Biddle Street – Roof Replacement and Chimney Rebuild

Must obtain copy of license and insurance.

Motion: Bill Staker made a motion, seconded by Rick Webster to approve File 2019050 – 414 Biddle Street – Roof Replacement and Chimney Rebuild. All in favor, motion carried.

File 2019051 – 316 Biddle Street – Siding Replacement on Accessory Building

Motion: Rick Webster made a motion, seconded by Chris Haley to approve File 2019051 – 316 Biddle Street – Siding Replacement on Accessory Building. All in favor, motion carried.

Zoning Administrator Report:

Updated on Approvals with Conditions and had 4 Approvals – See Attachment

Adjourn:

Motion: George Still made a motion, seconded by Chris Haley to adjourn the meeting at 7:37 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rob McLarnon, Vice Chair