



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR
ACTING MAYOR

City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on Aug 20, 2020, via WebEx teleconference, with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Dr. James McNaughton
Scott Rogers
Mandel Copeland
Joe Holloway
Jim Thomas
Jack Heath

PLANNING STAFF:

Henry Eure, Infrastructure and Development Dept.
Keith Hall, Deputy Director, Wicomico County Planning, Zoning, and Community Development
Gloria Smith, Planner, Wicomico County Planning, Zoning, and Community Development
Jesse Drewer, Planner II, Wicomico County Planning, Zoning, and Community Development
Melissa Cassimore, Recording Secretary, Wicomico County Planning, Zoning, and Community Development

The meeting was called to order at 1:30 p.m. by Mr. Dashiell, Chairman.

Chairman Dashiell announced in response to the COVID-19 crisis and in an effort to promote the health, safety, and general welfare of the public this meeting is being conducted via teleconference call. He proceeded with thanking County and City Staff for assisting with making the teleconference possible. Also, Chairman Dashiell welcomed the public that may be joining on

the call. He stated not all matters before the Commission are public hearings, but the public will be given an opportunity to speak on each item being presented. Chairman Dashiell welcomed Joe Holloway as the Wicomico County Council representative to the Planning Commission. Joe Holloway is a member of the Wicomico County Council and an engaged member of the community in a variety of capacities.

Mr. Holloway thanked Chairman Dashiell for the kind words and is eager to serve.

Mr. Hall conducted a roll call of Commission members participating on the call, as well as City and County staff. Mr. Hall announced a quorum of Commissioners was achieved for the meeting. Chairman Dashiell requested Mr. Hall to provide a brief overview of procedures and tips for conducting a teleconference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants placing phone on mute, announce name prior to speaking, conducting individual roll call for Commissioner comments and votes on items. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

MINUTES: The minutes from the July 16th meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the minutes from the July 16, 2020 meeting were **APPROVED** as submitted. Mr. Holloway abstained from the vote due to his absence from the meeting.

PUBLIC HEARING – TEXT AMENDMENT – C & D Marine, LLC, rep. by Alexander G. Fisher – To Amend Section 225-67 – To Add Marine Sales as a permitted use in the County Light Industrial District (G. Smith)

Chairman Dashiell confirmed Mr. Chris Mitchell, Mr. Alexander G. Fisher and Ms. Gloria Smith were on the call.

Mr. Keith Hall read the Notice for Public Hearing into the record.

Chairman Dashiell confirmed Mr. Chris Mitchell, Mr. Alexander Fisher and Ms. Gloria Smith were on the call to be sworn in. No members of the public were on the call to testify.

Mr. Keith Hall administered the oath to Mr. Chris Mitchell, Mr. Alexander Fisher and Ms. Gloria Smith.

Ms. Smith presented the Staff Report and stated the applicant is requesting to amend the Table of Permitted Uses, Section 225-67. Specifically, he proposes

the addition of Marine supplies, boats or equipment sales, service and repair as a Permitted Use. In accordance with the provisions of Section 225-20, Amendments of the Wicomico County Code, the Planning Commission must hold a Public Hearing on proposed Text Amendments to the Code. The Commission must forward a recommendation to the Wicomico County Council. The Council must also hold a public hearing before granting final approval to Code Text Amendments. Ms. Smith discussed the three (3) other areas zoned Light Industrial District in the County since the Commission must consider all areas zoned Light Industrial. Mrs. Smith further discussed the permitted agriculture equipment sales, service and repair could produce more traffic and equipment storage than a marine sales business.

Staff recommends forwarding a favorable recommendation to the Wicomico County Council for the proposed amendment that would add marine supplies, boats or equipment sales, service and repair as a permitted use in the Table of Permitted Uses in the Light Industrial District.

Chairman Dashiell asked if Mr. Alexander Fisher had any comments to add.

Mr. Fisher discussed the business is recreational marine not industrial or commercial marine therefore, it would be small boat and engine repairs. Mr. Fisher discussed the anticipated traffic impact is limited due to Salisbury is not a high demand location for boating compared to other cities such as Ocean City. Mr. Fisher stated the proposed use would be zoned appropriately with the future commercial land use anticipated for the area.

Chairman Dashiell asked if Mr. Mitchell had any comments to add.

Mr. Mitchell stated he had no further comments to add.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were on the call.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Holloway stated he did visit the site yesterday.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell had no questions or comments.

Upon a motion by Mr. Rogers for forwarding a favorable recommendation to the Wicomico County Council for the proposed amendment that would add marine supplies, boats or equipment sales, service and repair as a permitted use in the Table of Permitted Uses in the Light Industrial District. The motion was seconded by Mr. Thomas. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Text Amendment was approved

SIGN PLAN APPROVAL – Tidal Health – Quality Signs for G2 Properties, LLC – 1639 Woodbrooke Drive – Lt. Bus. & Institutional District - #202000750; M-110, G-20, P-2432, L-11AA (H. Eure)

Chairman Dashiell confirmed Mr. Henry Eure was on the call.

Mr. Eure presented the Staff Report and stated the applicant has submitted a Sign Plan for Building H, located in the Woodbrooke Medical Center. The request is to install an identification sign at the campus entrance. Mr. Eure provided a brief history of the property.

Staff recommends approval for the proposed Sign Plan as submitted.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Holloway confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell had no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to approve the Sign Plan for Tidal Health as submitted. The motion was seconded by Mr. Heath. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Sign Plan was approved.

REVISED SIGN PLAN APPROVAL – East Park Professional Center – Selby Sign Company for East Park Office, LLC – 1322 Belmont Ave., Lot 204 – Lt. Bus. & Institutional District - #202000748 - M-121, P-2580, G-14, L-204 (H. Eure)

Mr. Henry Eure and Mr. John Selby, Selby Sign Company, confirmed being on the conference call.

Mr. Eure presented the Staff Report and stated the applicant has submitted a Revised Sign Plan for the East Park Professional Center. The request is to add the colors purple, yellow, and tan to the existing color palette. Mr. Eure provided a brief history of the property. The freestanding signs will remain unchanged.

Staff recommends approval for the proposed Sign Plan as submitted.

Chairman Dashiell asked Mr. Selby if he had any comments.

Mr. Selby stated the Sign Plan is for Liz Tilghman who is associated with Tilghman Orthodontics. Mr. Selby further discussed how children associate the bright colors and the happy characters as a happy experience before they learn to read. Mr. Selby added the size of the sign would not change just the colors on the sign.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were on the call.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Holloway confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell noted color selections have been liberal in the past. Chairman Dashiell added going to the dentist should be a happy experience for kids and hoped the addition of the colors would encourage a happy experience.

Upon a motion by Mr. Rogers to approve the Revised Sign Plan for the Kids Dental Specialists as submitted. The motion was seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Revised Sign Plan was approved.

FINAL COMPREHENSIVE DEVELOPMENT PLAN – Vernon Esham – Office/Model Home – Beaglin Crossing Business Park, Lot 3 – Beaglin Park Drive – PDD#1 – Robertson Farm - #20-017 - M-121, P-2582, G-5, L-3 (A. Roane)

Chairman Dashiell stated he understood the Final Comprehensive Development Plan was withdrawn. Chairman asked Mr. Eure for clarification.

Mr. Henry Eure stated Mr. Esham notified him last week they have decided to withdraw the request for now and in the future relocate the plan in the County not in the City.

Chairman Dashiell stated the matter was withdrawn from their consideration today.

STAFF COMMENTS:

Chairman Dashiell thanked Commission members for their participation to make this meeting a success during this unusual time. Chairman Dashiell looks forward to meeting again in person to move the business of the City and County forward.

Mr. Eure stated they will have a sign plan approval for next month's meeting.

Mr. Hall stated we are looking forward to working with Mr. Holloway and all Commission members.

The next Commission meeting will be September 17th.

There being no further business, the Commission meeting was adjourned at 2:12 p.m. by a motion from Mr. Rogers and seconded by Mr. Thomas, and duly carried by all members.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Wicomico County Department of Planning, Zoning, and Community Development Office.


Charles "Chip" Dashiell, Chairman


Lori A. Carter, Director


Melissa Cassimore, Recording Secretary

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