

**DRAFT**  
**Planning Commission**  
**Meeting Minutes**  
**May 15, 2017**

**ATTENDANCE:** Pete Reich, George Jack, Tina Young, Jim McBreen, Brian Williams, Planning & Zoning Director Dianna Battaglia and Amanda Hickman Planning and Zoning Coordinator.

**Meeting called to Order at 6:30 p.m.**

**APPROVAL OF MINUTES:**

Without objection the minutes for the April 15, 2017 Planning Commission meeting were approved as written by quorum of attending members.

**NEW BUSINESS:**

**A. SUP2017-01 Re-subdivision Add-on Plan**

Property Owner: Chris Thompson

Property Address: 710 Front Street

Tax Map 801, Parcel 369, 14,720sf, zoned R-3

Mr. Jack introduces SUP 2017-01 and asks Mr. Thompson to explain his request and provide further detail regarding the property.

Mr. Thompson explains that his desire is to take what is currently 3 separate smaller parcels and re-subdivide to create 2 larger parcels.

Mr. Jack asks for additional points of clarification and for an explanation per staff. Mrs. Battaglia further explains that over the years the 3 parcels have been conveyed on one deed with the sale of the single-family home located on the parcel abutting Locust St. By doing so Mr. Thompson will be able to sell the single family on its own as well as the newly created vacant parcel that will now meet the minimum lot size requirements for new construction per zoning and will meet the objectives of our comprehensive plan. Mrs. Battaglia indicated that a minor adjustment will need to be made to the proposed side setback (left side of property with existing home) as it does not meet the 8 foot requirement.

Mr. Williams asks if the adjustment will maintain the 5,000sq/ft lot requirement to which Mrs. Battaglia replies yes. She also indicates that a signature box needs to be added to the plat for the Cecil County Health Department and the Town Planning Director to sign.

Mr. Jack asks if a variance would be an appropriate request in order to avoid having to shift the side property line to meet the 8ft. setback requirement. Mrs. Battaglia replied that a variance would not be applicable to this particular situation. Discussion ensued.

Mr. Reich makes a motion to approve the SUP2017-01 re-subdivision add-on plan as presented. Mr. Williams seconds, all in favor. Motion carried.

General discussion continued for a few moments before concluding the meeting.

**Adjournment:**

Without objection the Planning Commission meeting adjourned at 6:44 p.m.

Respectfully Submitted,

Amanda Hickman  
Planning & Zoning Coordinator