

CHARLESTOWN PLANNING & ZONING COMMISSION

April 6, 2017 – 6:00 pm

Rogers Clements, Chairman called the meeting to order at 6:00 PM. Present were Ken Confalone, Ursula Boudart, Renee Capano, Tom Durange, Rogers Clements and Rebecca Mann

Approval of the Minutes – March 9, 2017 Renee Capano moved to approve the minutes, seconded by Ken Confalone. Approved 4 for, none against, 1 abstention.

Old Business None

New Business

17-17 179 Cool Springs Road Jamie Breikreutz Installation of fence HOA Approval in packet. Renee Capano moved to approve with 6" off the property line unless letters are supplied from each neighbor, seconded by Ken Confalone. Approved 5-0.

17-18 127 Cool Springs Road Larry and Diane Null Above ground pool with fence HOA applied for. There was a discussion on the need for a fence for an above ground pool. Ursula Boudart moved to approve the with the fence 6" from the property, easement being signed and a county permit is required, seconded by Rogers Clements, approved 5-0.

17-19 126 Steamboat Court Lot 104 Keystone Custom Homes New home construction. Renee Capano moved to approve, Ken Confalone seconded. Approved 5-0.

17-20 151 Steamboat Court Lot 138 Keystone Custom Homes New home construction. Renee Capano moved to approved, seconded by Ken Confalone, approved 5-0.

Discussion of Charlestown Code 34-5 - notice of hearings. Every other town in Cecil County seems to post in the paper. While the normal meetings need not be posted in the paper, special hearings would need to be. We need to further explore 66B annotated code. Renee Capano will contact Jim Peck at MML.

Discussion of sprinklers at 344 Market Street. Renee Capano looked into the International Building Code. It states that as it stands it is not habitable. If it is not habitable then it does not require sprinklers. After much discussion Renee Capano moved that 344 Market Street does not need a sprinkler system in the garage because of the definition of habitable which is a space in a building that is for sleeping, living, eating, or cooking; bathrooms, toilet rooms, hallways, closets, utility or storage areas are not considered habitable spaces, seconded by Ken Confalone. Approved 4-1.

Mr. Pumpaly passed on a request through Rebecca from Keystone Homes asking that preliminary approval be granted and then our Planning and Zoning Committee, so that it could get to the county sooner. The consensus was that if more permits were submitted, that they could meet for a special meeting to approve them sooner, but not to bypass the current procedure.

Renee Capano moved to close the meeting, seconded by Ken Confalone. Approved 5-0.

Respectfully submitted,
Debbie Myers, Clerk