

MINUTES

January 4, 2024

1:30 p.m.

A video recording of the Kent County Planning Commission meeting is available online for viewing on the County's YouTube channel at <https://www.youtube.com/watch?v=PrSaxalqCZY&list=PL2Rnjclel5LpPRSLmeHJFpJlmf4bFr836&index=2>.

The Kent County Planning Commission met in regular session on Thursday, January 4, 2024, at 1:30 p.m. in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland.

The following members were in attendance: Chair F. Joseph Hickman, Vice Chair Paul Ruge, James Saunders, Sean Jones, Paula Reeder, and William Crowding. Cynthia L. McCann, Esquire, Planning Commission Attorney, was in attendance.

Staff in attendance were William Mackey, AICP, Director; Carla Gerber, AICP, Deputy Director; Mark Carper, Associate Planner; and Beth Grieb, Office Manager, serving as Acting Clerk.

Chair Hickman called the meeting to order at 1:30 p.m.

MINUTES

Mr. Saunders moved to approve the minutes from the November 2, 2023, meeting as presented. Mr. Jones seconded. The motion passed unanimously.

Mr. Saunders moved to approve the minutes from the December 7, 2023, meeting as presented. Ms. Reeder seconded. The motion passed unanimously.

APPLICATIONS FOR REVIEW

22-08 25809a Still Pond Neck, LLC – Mr. Crowding made a motion to approve a 12-month extension of the major site plan approval for a utility solar installation at 26001 Still Pond Neck Road, contingent upon obtaining permits, recording easements, and posting sureties. Mr. Hickman seconded. The motion passed unanimously.

23-67 Brickyard Land Holdings/Gillespie Precast – The Commission reviewed the concept plan for an office expansion at 101 Brickyard Road but requested more details before granting preliminary/final approval. No formal action taken.

Chair Hickman moved to go into closed session for legal advice. The motion passed unanimously. The required form was completed. Chair reported out that legal advice was provided, and no decisions or determinations were made in closed session. Legal issues discussed involved the Circuit Court decision on the American Legion case.

23-51 Minary's Dream Alliance Inc. – The Commission acknowledged the zoning administrator's determination that the proposed uses are permitted in the zoning district.

23-51 Minary's Dream Alliance Inc. – Ms. Reeder made a motion to table the preliminary/final site plan review until the February meeting to allow time for appeals and additional details to be provided. Mr. Saunders seconded. The motion passed 5-1.

Adopted on February 1, 2024

GENERAL DISCUSSION

Mr. Crowding made a motion to send the Planning Commission's final recommended Land Use Ordinance dated January 4, 2024, to the County Commissioners for consideration and scheduling of public hearings. Mr. Jones seconded. The motion passed unanimously.

There was general discussion about phased plans, the health department's role in approvals, and other topics. No formal action taken.

STAFF REPORTS

The Planning Commission welcomed new member Sean Jones, who also serves on the Agriculture Advisory Commission.

There were no staff reports for this meeting.

ADJOURN

Mr. Ruge made a motion to adjourn the meeting. Mr. Crowding seconded. The meeting adjourned at approximately 3:30 p.m.

/s/ Francis J. Hickman
Francis J. Hickman, Chair

/s/ Bill Mackey
William Mackey, AICP, Director

Please note that approximately 95% of this document was created by Claude 2 from Anthropic utilizing a transcript created by Microsoft Teams. The DPHZ team reviewed the document prior to distribution to the Planning Commission.