PRESENT: Wyatt Wallace – Acting Chair, Peter Kirsh, Bill Miners, Don Harmer, Joyce Bowlsbey, Alternate, Eric Sennstrom (LUDS), Bryan Lightner (LUDS/P&Z) and Jennifer Bakeoven (LUDS/P&Z).

ABSENT: Pat Doordan - Chairman, Chad Johnston, Ed Arellano (DEH), Cameron Brown, Esq., Bill Coutz (Ex-Officio), Kordell Wilen (LUDS/DPR), Steve O’Connor (LUDS/P&Z).

MINUTES: Motion was made by Mr. Kirsh, seconded by Mr. Harmer and unanimously carried to approve the May 20, 2019, 6:00 p.m. meeting minutes as mailed. Mr. Miners abstained from voting as he was not present at the May Planning Commission meeting.

2019 DRAFT MASTER WATER & SEWER PLAN – TABLE AMENDMENT

• Table 10 – Amendment to combine the sewerage services for the Conowingo Mobile Home Court and Maybelle Manor Mobile Home Park into one treatment system.

Eric Sennstrom, Director of Land Use & Development Services, appeared and gave an overview of the amendment. Mr. Sennstrom explained that the County received a request to amend the Draft Master Water and Sewer Plan to include changes to Table 10 to reflect a proposal to combined the sewer treatment facilities of Conowingo Mobile Home Court and Maybelle Manor Mobile Home Park into one plant. This proposal was submitted by Nave Newell, Engineering Consulting Firm on behalf of the owner of Conowingo Mobile Home Park. Included in the Commission’s packet was a draft of Table 10 to reflect the amendment to show that Maybelle Manor Mobile Home Park will no longer have its own on-site treatment plant and that the Conowingo Mobile Home Park will have a new wastewater plant that will service both Maybelle Manor and Conowingo Mobile Home Park.

Should the Planning Commission vote favorably on this amendment, it would then go before the County Council to review and approve. It would then be sent to the Maryland Department of the Environment for final action.

HEALTH DEPARTMENT: The Cecil County Health Department supports the proposed amendment to facilitate repair of failing on-site septic systems at both parks.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:
Staff recommended approval.

ACTION: Motion to recommended approval, was made by Mr. Miners. Motion seconded by Mr. Kirsh.

VOTE: The recommendation of approval unanimously carried.
The next meeting for this application will be July 2, 2019 before the County Council.

**SUBDIVISION:**
No subdivision submittals were received for review by the Planning Commission.

**SPECIAL EXCEPTIONS:**

FOR: Special Exception to hold events.
PROPERTY LOCATION: 284 Great House Farm Lane, Chesapeake City, MD 21915, Election District: 2; Tax Map: 53, Parcel: 20.
PROPERTY OWNER: Great House Farm LLC
PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

WITHDRAWN, due to the applicant’s failure to appear.

**FILE: 3938** - APPLICANT: Kenneth R. McMullen.
FOR: Special Exception to operate a home occupation.
PROPERTY LOCATION: 462 Linton Run Road, Port Deposit, MD 21904, Election District: 7; Tax Map: 23, Parcel: 378.
PROPERTY OWNER: Kenneth R. McMullen & Paul D. McMullen.
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Kenneth McMullen appeared and presented an overview of the application. Mr. McMullen explained that he would like to operate his medical mobile company from his garage/shop. He assembles motorized scooters for veterans as well as installs stair lifts, vertical platform lifts, vehicle lifts and ramps. He would like to be able to receive the unassembled scooters and lifts at this shop/garage, and then assemble them before delivering to either Perry Point VA Hospital or the individual veterans. Some scooter will be picked up at his home although he does not expect an increase in traffic. Those installations would be done at the veteran’s homes but deliveries would be received at this location. The operation only requires the use of hand tools so he does not believe noise will be an issue.

Discussion ensued regarding the shop/garage being located on a separate parcel from the home.

Ms. Bowlsbey asked how many deliveries he expects to receive per week. Mr. McMullen said approximately 1-3.

**HEALTH DEPARTMENT:** The Cecil County Health Department has no objection to special exceptions.

**COMMENTS IN SUPPORT:** None.

**COMMENTS IN OPPOSITION:** None.

**RECOMMENDATION:**
Staff recommended approval, for two (2) years.

**ACTION:** Motion to recommended approval for two (2) years provided that Mr. McMullen retains ownership of parcels 646 and 378, was made by Mr. Kirsh.
Motion seconded by Mr. Harmer.
VOTE: The recommendation of approval for two (2) years provided that Mr. McMullen retains ownership of parcels 646 and 378 unanimously carried.

The next meeting for this application will be June 25, 2019 before the Board of Appeals

FILE: 3941 - APPLICANT: Deinna Anderson.
FOR: Special Exception Renewal to hold events.
PROPERTY LOCATION: 140 McKeown Road, Elkton, MD 21921, Election District: 2; Tax Map: 38, Parcel: 612.
PROPERTY OWNER: Ronald & Deinna Anderson
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Deinna Anderson appeared and presented an overview of the renewal application.

HEALTH DEPARTMENT: The Cecil County Health Department has no objection to renewal of special exceptions.

COMMENTS IN SUPPORT: None.

COMMENTS IN OPPOSITION: None.

Ms. Bowlsbey asked how many weddings were held on the property in 2018. Ms. Anderson stated that she held 6 weddings on the property in 2018.

RECOMMENDATION:
Staff recommended approval for as long as the applicant owns the property.

ACTION: Motion to recommend approval for as long as the applicant owns the property, was made by Mr. Miners.
Motion seconded by Mr. Harmer.

VOTE: The recommendation of approval for as long as the applicant owns the property unanimously carried.

The next meeting for this application will be June 25, 2019 before the Board of Appeals

FILE: 3942 - APPLICANT: Joe Tiley.
FOR: Special Exception to operate a farmer’s market.
PROPERTY LOCATION: 1025 Augustine Herman Highway, Elkton, MD 21921, Election District: 2; Tax Map: 38, Parcel: 516.
PROPERTY OWNER: Joseph Seward – LE and Ann Seward – LE.
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Joseph Tiley appeared and presented an overview of the application. Mr. Tiley explained that this farm has been in his family for eighty (80+) plus years. Through the years, they have sold produce from this location. He is also looking to sell gravel, mulch and sand from this location.

Discussion ensued regarding whether those items are included under the definition of a farmer’s market.
HEALTH DEPARTMENT: The Health Department had no objection to special exception. Property owner should be aware that any slicing or processing of produce may require a food service license. Contact the Cecil County Health Department for more information.

COMMENTS IN SUPPORT: Sophia Grim, 45 Locust Point Road and Mary Sheldon, 58 Locust Point Road, both of Elkton, Maryland spoke neither in favor nor in opposition of this application. Both speakers inquired about whether the small access road located off Locust Point Road would be used as the main access to the farmer’s market or if the entrance on MD Route 213 would be used. They have concerns with the large vehicles using the Locust Point Road access.

COMMENTS IN OPPOSITION: None.

Mr. Tiley stated that he would be willing to have the delivery trucks and customers use the MD Route 213 access for the farmer’s market.

RECOMMENDATION:
Staff recommended approval, for two (2) years.

ACTION: Motion to recommend approval for two (2) years was made by Mr. Miners. Motion seconded by Mr. Kirsh.

Discussion ensued regarding whether a condition of which access to allow for traffic should be added to the motion.

VOTE: The recommendation of approval, for two (2) years unanimously carried.

The next meeting for this application will be June 25, 2019 before the Board of Appeals

Mr. Lightner called for representatives of File 3937. No one appeared; application is withdrawn.

GENERAL DISCUSSION
None.

The meeting adjourned at 6:44 p.m.

NEXT PLANNING COMMISSION MEETING: The next meeting will be on Monday, July 15, 2019 at 6:00 p.m. located in the Elk Room.

Respectfully submitted,

Jennifer Bakeoven
Administrative Assistant
Department of Land Use & Development Services
Division of Planning & Zoning