

Economic Development Commission

The County Commissioners of Kent County

400 High Street, 3rd Floor

Chestertown, MD 21620

December 5, 2018

Commission Members Present: Cindy Genther, Jim Luff, Kate Gray, Rob Thompson, Tracey Williams, Aaron Bramble, Richard Story, and Trae Hoffner

Commission Members Absent:

Also in Attendance: Shelley Heller, County Administrator; John Carroll, Mayor of Galena; Emily McCoy, Assistant, Economic Development

At 3:00 p.m. Mr. Luff called the meeting to order. Mr. Luff requested a motion to approve the minutes from the November 7, 2018 meeting. On motion by Mr. Bramble and seconded by Ms. Gray, the Commission unanimously approved the minutes from the November 7, 2018 meeting.

Ms. McCoy on behalf of Amy Moredock, Director Planning, Housing, and Zoning, shared updates on the following:

- County Commissioners v Bayshore Land Holdings, LLC, et al case (C14-CV-17-61): A mediation session has been scheduled with mediator/attorney Rignal W. Baldwin on Wednesday, 5 December in the Second Floor Conference Room with the parties and the litigants (County Commissioners, staff, and planning attorney and Bayshore owners and attorney).
- Kent County Board of Appeals/19 November 2018 meeting:
 - The applicant who exceeded the approvals of his dwelling renovation permit and has demolished portions of his dwelling located entirely within the buffer has applied for a buffer variance. The PC unfavorably reviewed this application at its 1 November meeting, and the Board of Appeals approved the application at its 19 November meeting based on supplemental documentation regarding the stability of the structure in the Buffer.
- Kent County Planning Commission/6 December 2018 PC meeting:
 - Urban Grid/Morgnac Solar: Attorney Joe Stephens has submitted a zoning text amendment to bring their project in line with the Ordinance. This item will be heard at the 6 December meeting.
 - The animal shelter text amendment will be heard at the December meeting. Casey Hurd continues to follow this case very closely and to obtain all audio recordings of meeting at which the PC has addressed both the processing of this amendment and his comments regarding the case.
 - The ESCL Rural Legacy program expansion was reviewed favorably by the Agricultural Advisory Commission at its 26 November meeting and will be reviewed by the Planning Commission at the 6 December meeting. Both the AAC and PC letters of recommendation will be forwarded to the Commissioners in time for the 18 December CC meeting.

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- Staff participated in the MD Climate Leadership Academy on 19-20 November at Chesapeake College. This 3-part series of classes prepares participants for the Certified Climate Change Professional credential. Maryland is the first state in the nation to hold such training, so staff is, of course, very honored and excited to participate.

Mayor Carroll shared staffing updates for the town of Galena. Their grant writer has been promoted to Planning, Zoning, and Facilities Coordinator. The town of Galena is preparing a zoning text amendment to allow backyard chickens. The new toll road in Middletown, DE was discussed, an EZPass will be required. There has been a rise in home sales in northern Kent and eastern Cecil counties as the population from Delaware shifts south. A request for proposal is being prepared to revise the town's comprehensive plan to update language regarding annexation. The town received a \$50,000 Rural Legacy Grant for facade improvements. The water system has been rehabilitated and the wastewater treatment plant is working efficiently and has additional capacity.

Mayor Carroll presented the development plans for 136 acres on Millington Road just outside the town limits of Millington. The plan is for the property to be annexed into the town and the development is expected to take approximately ten years in three phases. Phase 1 is expected to commence in three to five years. The housing will consist of 150-200 single family and townhomes. Millington is currently in discussions with Queen Anne's county to create an access line that transfers sewage to the Sudlersville plant which is currently operating under capacity.

Ms. McCoy shared the upcoming effort of Kent County re-branding. Examples from Dorchester County, City of Denver, Town of Rock Hall, and Plato County in California were shared. The plan is to develop a tag line and logo and implement a new brand for Kent County. Members of the Commission expressed interest in supporting the effort.

Ms. Genter shared the proposal to the Town of Rock Hall for reduction of water and sewer allocation fees was presented to the Utilities Board and was denied.

Tracey Williams shared the new Maryland State Report Card was issued and offered to speak at the next EDC meeting regarding the Kent County Public School results.

There being no further business, a motion was made by Mr. Thompson, seconded by Mr. Bramble and carried unanimously to adjourn the meeting at 4:22 pm. The Commission agreed to meet again on Wednesday, January 9, 2019 at 3:00 pm in the Commissioners' Hearing Room.

Respectfully Submitted,

Jamie L. Williams
Director