

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: October 18, 2021
 Time: 7:00 P.M.
 Location: Virtual Meeting/County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item/Case	Sitting for the Board	Action Taken	Vote
<p>#21-38 Bonnie Plants, LLC (D. Drury) – Special Exception – Migrant Worker Housing</p> <p>The applicant is requesting a special exception to construct a building to house migrant laborers on its 20.39-acre property located at 12515 Augustine Herman Highway. The applicant has been growing herbs and vegetable plants in greenhouses for over 15 years and would like to house the H2A guest workers it hires onsite. The building will house up to 24 workers from February through July and will meet all Department of Labor requirements, per the applicant’s testimony.</p> <p>The property is located 12515 Augustine Herman Highway in the Second Election District and is zoned Agricultural Zoning District (AZD) and Crossroads Commercial (CC).</p> <p><u>Applicant(s)/Representative(s):</u> David Drury, proprietor of Bonnie Plants, LLC.</p> <p>Mr. Drury was sworn in and presented his case.</p> <p><u>Planning Staff:</u> Carla Gerber, Deputy Director, was sworn in.</p> <p>No correspondence was received.</p>	<p>Dr. Albert Townshend, Chairman</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board (remote)</p> <p>Michael Pelletier, Clerk</p>	<p>Mr. Massey made a motion to approve the special exception for construction of migrant worker housing with the following conditions:</p> <ul style="list-style-type: none"> a) The applicant secure final site plan approval from the Planning Commission; b) The applicant work with Department staff to develop a landscaped screen between the dormitory and the property of the neighbor to the west; and c) The applicant actually plant the landscaped screen and maintain it as required by the Planning Commission. <p>The motion was seconded by Ms. Horsey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>

Agenda Item/Case	Sitting for the Board	Action Taken	Vote
<p>#21-25 Thomas Voshell & Chesmar Community Association – Determination of Non-Conforming Use / Appeal of Administrative Decision of the Zoning Administrator.</p> <p>Mr. Drummond provided the Board with an update on the filing of the record in the Circuit Court, that Mr. Drummond will participate in representing the Board at the judicial review proceedings and informed the Board that a Motion to Dismiss has been filed by Counsel for Minary’s Dream Alliance.</p>		No action taken.	None
<p>MINUTES: July 19, 2021; July 27, 2021; and August 2, 2021</p>		Mr. Massey made a motion to approve the minutes, and Dr. Townshend seconded the motion; the motion passed. Ms. Horsey abstained.	Approved.
<p>Adjourn</p>		Mr. Massey made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; the motion passed with all in favor. The meeting adjourned at 7:25 p.m.	Unanimous Approval

Albert S. Townshend, Dr.

Dr. Albert Townshend, Chairman

Michael Pelletier, Clerk