

## MINUTES

The Kent County Planning Commission met in regular session on Thursday, December 3, 2020, virtually in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members attending via audio/video conference: Elizabeth Morris, Chairman; William Sutton, Vice Chairman; F. Joseph Hickman; Kim Kohl; County Commissioner P. Thomas Mason; B. Douglas Megargee; and James Saunders; Cynthia L. McCann, Esq., Planning Commission Attorney; Staff in attendance were Carla Gerber, GIS Specialist; William Mackey, Director; Robert Tracey, Community Planner; and Brian Jones, Clerk.

Ms. Morris called the meeting to order at 1:30 p.m.

## MINUTES

The minutes of the November 6, 2020, meeting were approved with corrections.

### APPLICATIONS FOR REVIEW:

#### **20-38 CK Property Management, LLC (Greenscapes Land Care, LLC) – Major Site Plan Review (Concept)**

Present and duly sworn in were, Mr. Jay Silcox, and the applicant, Mr. Casey Hurd.

Mr. Tracey gave a brief overview of the proposal, citing relevant issues, the applicable laws, and staff comments.

Mr. Tracey said the applicant is requesting concept site plan review to expand his grounds care business and to perform site improvements to include new employee and trailer parking areas, stone access road, new bulk material storage bins, and a new equipment storage shed. The 2.88-acre property, located between Worton and Kennedyville, is in the Second Election District.

Mr. Tracey said a citizen participation letter was sent out and no comments were received.

Mr. Tracey further noted that to receive final approval, the applicant must address and/or submit the following outstanding items:

- Completed forest conservation plan.
- Sediment and erosion control and stormwater management plans must be approved by the Kent Soil and Water Conservation District.
- Sureties for stormwater management, sediment and erosion control, and forest conservation must be submitted.

Ms. Morris asked if any correspondence has been received.

Mr. Tracey said no correspondence has been received.

Mr. Hurd provided an overview of the project.

Mr. Megargee asked if any comments had been received from neighboring properties.

Mr. Hurd said he has not received any comments.

No public input was received.

## **GENERAL DISCUSSION**

### **Zoning Text Amendment (CHR 8-2020) – Establishment of Critical Area Line**

Ms. Gerber gave an overview of the proposed amendment.

After further discussion, Mr. Hickman made a motion to send a favorable recommendation to the Kent County Board of Commissioners.

Ms. Kohl seconded the motion, the motion passed unanimously.

### **Zoning Text Amendment (CHR 9-2020) – Amendments to Forest Conservation Provisions**

Ms. Gerber gave an overview of the proposed amendment.

After further discussion, Mr. Hickman made a motion to send a favorable recommendation to the Kent County Board of Commissioners.

Mr. Sutton seconded the motion, the motion passed unanimously.

### **Chairman Election in January**

Members of the commission thanked Chairperson Liz Morris for her many years of service.

A discussion ensued regarding ex-officio members voting at planning commission meetings.

After discussion, there was a consensus to have Ms. McCann draft a proposed change to the by-laws and place it on the agenda for review at the next Planning Commission meeting. The consensus was to be consistent with the county code provision and to incorporate that provision into the *Planning Commission By-Laws* to maintain the ex-officio member being a non-voting member.

Ms. Kohl asked about filling the empty seat on the Planning Commission and if there was diversity considered when filling positions.

Mr. Mackey said diversity was considered and that he would be interviewing perspective candidates.

## **STAFF REPORTS**

Carla Gerber:

- Working on various projects.
- Final numbers of the census have not been announced yet.
- There has been an uptick in building permits and Rob has done a good job of handling the workload.

Mr. Tracey:

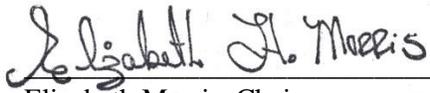
- Continue to work on various projects.
- Continue to review and issue building permits.

Mr. Mackey:

- Presented a signed certificate of recognition for Chairperson Morris from the Kent County Board of Commissioners for many years of dedicated service to the Planning Commission.

## **ADJOURN**

There being no further business for the good of the organization, the meeting adjourned at 2:29 p.m.



Elizabeth Morris, Chairman



Brian Jones, Clerk