

MINUTES

The Kent County Planning Commission met in regular session on Thursday, May 2, 2019, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members in attendance: Elizabeth Morris; Chairman; William Sutton, Vice Chairman; James Saunders; Kim Kohl; William Crowding; Joe Hickman; and Commissioner, P. Thomas Mason. Staff in attendance were: Amy Moredock, Director of Planning, Housing, and Zoning; Stephanie Jones, Environmental Planner; G. Mitchell Mowell, Planning Commission Attorney; and Tonya Thomas, Secretary.

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

MINUTES

The minutes of April 4, 2019, meeting, were approved as presented.

APPLICATIONS FOR REVIEW:

Comprehensive Water and Sewerage Plan Update

Representing Kent County Public Works; Mike Moulds, Director; and Ms. Moredock, Planning Director.

Ms. Moredock stated in accordance with the required update, the Kent County Department of Water and Wastewater submits for your review and recommendation to the County Commissioners of Kent, the draft 2018 Kent County Water and Sewer Plan. Last updated in 2012, the Plan as attached has changed very little and the suggestions made by the Planning Commission in 2012 were absorbed into the Plan. Likewise, the findings of consistency with the Kent County Comprehensive Plan remain relevant to this version of the Plan

Mr. Moulds gave a brief overview of what information was collected and updated in the draft. The draft was then sent electronically to the towns and Maryland Department of Environment for their suggestions and comments. The Draft Plan will be sent back to Maryland Department of Environment for final review and a three-year approval once the County Commissioners review the Plan.

After much discussion and consideration of all applicable laws, Mr. Hickman made a motion to send a favorable recommendation to the County Commissioners of Kent County regarding the Draft Plan's consistency with the Kent County Comprehensive Plan.

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

Staff Reports

Amy Moredock:

- The Remanded Animal shelter use amendment (CHR Bill No. 3-2019) was conveyed to the County Commissioners and will be placed on their 7 May agenda so that a hearing may be scheduled.
- Certificate of Public Convenience and Necessity (Urban Grid/Morgnec Solar, LLC): The PSC Public Hearing was held on 24 April 2019 at 7pm at Washington College in the Norman James Theater.
- At their 30 April meeting, the Commissioners accepted the Interview Committee's recommendation regarding the new Community Planner hire. The Human Resources Department will make an offer to the selected candidate.
- OneEnergy Bluestar/SolSystems building permit has not been issued; the County is waiting for an amendment to the decommissioning bond, as SolSystems entered into a bond agreement with property owner rather than the County. The County has not received a copy of the decommissioning plan.

- FYI: Soil and Water Conservation staff and Ms. Moredock met with the farmer who began construction of a waste management structure without first obtaining a permit. The property owner was advised to file an application for setback variances from the 600-foot requirement.
- GIS Specialist and Acting-Agricultural Preservation Program Administrator Carla Gerber reported that she has received over 30 Maryland Agricultural Land Preservation Foundation applications for this round.
- Ms. Moredock noted that today's meeting would be her last, as she has accepted a planning position in Queen Anne's County. She thanked the Planning Commission for the many years of support, positive collaboration, and good cheer.

Stephanie Jones:

- Ms. Jones attended the last series of classes to prepare for the Climate Change Professional certification held on April 9th through 10th at Chesapeake College for the Maryland Climate Leadership Academy. In order to earn the certificate a series of test will need to be passed.
- The TMDL Committee meeting that was scheduled for April will be rescheduled since Greg Sandi, from MDE was unable to attend and address the Watershed Implementation Plan process with the local committee.
- The draft of the state wide Watershed Implementation Plan was released April 12th. Public comment can be submitted to Maryland Department of the Environment until June 7th.
- The third quarterly report for the Critical Area program was submitted.
- On April 15th the Board of Appeals approved the Kings Grant Farm, LLC request for a 50' variance to the 150-foot pier length limit. They did not require a lot line adjustment or the shared pier provisions to be met.
- An administrative special exception for a structure in the front yard of a waterfront parcel will be held on May 13th.

General Discussion:

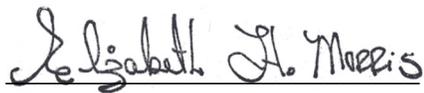
Mr. Crowding advised the Maryland Department of Planning Commission will be holding its workshop in Annapolis the end of June and the Annual Conference will be held in Aberdeen.

Ms. Moredock advised there is funding available for anyone that wishes to attend the Annual Conference.

Ms. Morris stated it has been a pleasure working with Ms. Moredock. Ms. Morris stated she found Ms. Moredock to be knowledgeable, able to help the board think of better ways of doing things and working around difficult problems.

The Planning Commission members thanked Ms. Moredock for her services and friendship throughout the years.

There being no further business for the good of the organization, the meeting was adjourned at 2:17 p.m.



Elizabeth Morris, Chairman



Tonya L. Thomas, Clerk