

MINUTES

The Kent County Planning Commission met in regular session on Thursday, September 2, 2021, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. It was a hybrid meeting, and the following members were in attendance: Chair Kim Kohl, Vice Chair F. Joseph Hickman, County Commissioner P. Thomas Mason; Paul J. Ruge, Jr.; William Sutton; James Saunders; and Cynthia L. McCann, Esq., Planning Commission Attorney. Staff in attendance were William Mackey, Director; Carla Gerber, Deputy Director; Mark Carper, Associate Planner; and Michael Pelletier, Clerk.

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

MINUTES

Ms. Gerber noted there was a typographical error on Page 3 regarding the top line near "final approval" and she would make that correction.

Mr. Sutton made a motion to accept the minutes with Staff's correction of the August 5, 2021, meeting as distributed.

Mr. Saunders seconded the motion; the motion passed with all in favor with that one correction.

APPLICATIONS FOR REVIEW:

#21-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review Preliminary (Cottages) and Concept (Pavilion)

Ms. Kohl informed the Planning Commission that the applications for Cliff Road Properties, LLC, for preliminary site plan review of the cottages and the concept site plan review of the pavilion have been withdrawn by the applicant.

Prior to Adjournment Ms. McCann made a clarification, and Ms. Kohl added that the Preliminary Site Plan Review for the Cottages was postponed at this time as opposed to withdrawn.

#21-34 Atlantic Tractor – Site Plan Review

Mr. Carper stated that Atlantic Tractor/Cooper Enterprises, LLC is requesting preliminary site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. The property is located at 621 Morgnec Road.

Currently the property consists of three parcels. The applicant has submitted a lot line adjustment to remove a property line where the new building is proposed.

Mr. Carper reviewed the development standards found in the Article V, Section 15 of the Land Use and stated that the application meets the applicable standards.

Regarding site plan review, Mr. Carper noted that the Comprehensive Plan has two pertinent goals: (1) To support existing businesses; and (2) To ensure that towns and villages are attractive places to live and work.

In accordance with the applicable standards of review under Article VI, Section 5 of the Land Use Article, Staff and TAC provided the following comments for the members consideration:

- The proposed project promotes an existing business and promotes growth;
- The Project Narrative states that a Citizen Participation meeting is to be arranged and a letter of results will be provided at the next hearing;
- On-site circulation appears to provide clearly defined lanes of travel and spaces for parking;
- The applicant has addressed the performance standards (noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor);
- Sediment and erosion control and stormwater management plans have been submitted for review;
- A landscape plan has been submitted for review and adequate screening is provided;
- A notification from the town of Chestertown has been provides stating the applicant is working with the Chestertown Utilities Commission for connections to the town's water and sewer system; and
- Plans for the proposed structure that include front, side, and rear elevations of all exterior walls have been submitted and all dimensional specifications meet Ordinance requirements.

Mr. Carper concluded that Staff recommends granting preliminary site plan approval conditional upon

- The applicant's submittal of a revised building plan displaying placement of exterior lighting;
- Verification of the building's placement, its proximity to a buried propane tank and that this placement and proximity meets safety guidelines; and
- Submission of a revised site plan including removal/relocation of isolated parking space proposed on the site of the current buried propane tank.

Kevin Shearon with DMS and Associates, LLC was sworn in. Mr. Shearon summarized the purpose of the proposed 6,000 square foot maintenance building was to accommodate maintenance and repairs for combine harvesters. The current structure cannot accommodate the size of the newer combines. A certified engineer's report has been submitted to the Planning Commission.

Mr. Shearon also noted that the project complies with the Comprehensive Plan and that the property would support the local agricultural industry. He added that there is currently a lot line adjustment application pending because the proposed building falls between two of the applicant's parcels. Mr. Sheron added that the applicant will excavate and relocate the buried propane tank to place it at a safe distance from the proposed building, and that they are working with the Town of Chestertown to secure allocations to the public water and sewage system.

Mr. Hickman inquired about the landscaping plan. Mr. Shearon gave a brief overview confirming the proposed landscaping.

Mr. Ruge inquired about whether another lot line adjustment could be done at a later date for the remaining parcel.

Mr. Saunders inquired as to the well on the property. A discussion ensued on the application of public utilities on the property.

Mr. Sutton voiced his support for the application, and the need to have this type of infrastructure in Kent County.

Mr. Hickman entertained a motion, seconded by Mr. Ruge, for preliminary site plan approval based on the following:

- The proposal is consistent with the general standards.
- The proposal meets the industrial and environmental standards.
- The proposal meets the design standards.
- The proposal meets the parking and loading standards.
- The proposal complies with the Comprehensive Plan.

All were in favor and preliminary site plan approval was granted.

STAFF REPORTS

Carla Gerber:

August was busy with normal routine business and hearings.

Mark Carper:

Mr. Carper agreed with Ms. Gerber's assessment.

Mr. Mackey:

- Mr. Mackey wanted to update the Commission on the status of the CRU Task Force.
- Mr. Mackey has been in touch with IT to obtain some additional assistance with the recent technical difficulties pertaining to the remote equipment and the County Commissioners approved an item this week on researching a potential new remote system for the Commissioners' Hearing Room. There will be some additional financial assistance from the American Rescue Plan Act and some outside consultants will be utilized as well. Mr. Mackey noted there are actually three separate systems in the Hearing Room which need to be integrated in unique ways. Mr. Mackey opined that the meetings early on, which only utilized Teams, seemed to have less issues materialize. Mr. Mackey added that the problems that develop, very often, are different problems which makes it very hard to correct.

Ms. McCann:

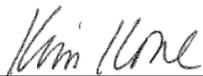
- The Maryland Planning Commissioners Association Annual Conference is coming up in October. The Conference has a more complete agenda which Ms. McCann will forward the members.

ADDITIONAL COMMENTS

The Chair wanted to relay to the members that Mr. Hickman, Mr. Ruge and herself completed the Open Meetings Act Training.

ADJOURN

Mr. Ruge made a Motion to Adjourn which was seconded by Mr. Sutton. There being no further business for the good of the organization, the meeting adjourned at 2:07 p.m.



Kim Kohl, Chair



Michael Pelletier, Clerk