



**MINUTES**  
**SPECIAL MEETING**  
April 11, 2024  
6:00 p.m.

*Video recordings of the Kent County Planning Commission meeting are available online for viewing on the County's YouTube channel at <https://www.youtube.com/@kentcountygovernment2757>.*

The Kent County Planning Commission held a Special Meeting on Tuesday, April 11, 2024, at 6:00 p.m. in order to review requests related to Comprehensive Rezoning in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. Members of the public were invited to attend in person or via conference call.

The following members were in attendance: Chair F. Joseph Hickman, Vice Chair Paul Ruge, James Saunders, Sean Jones, Paula Reeder, and William Crowding. Planning Commission Attorney Cynthia L. McCann, Esquire, was present. Staff in attendance included William Mackey, AICP, Director; Carla Gerber, AICP, Deputy Director; Mark Carper, LEED Green Associate, Associate Planner; Rob Tracy, AICP, Associate Planner; Beth Grieb, Office Manager, and serving as Acting Clerk; and Tyler Arnold, GIS Specialist.

Members of the public in attendance included Mr. Arthur Harris; Mr. Kevin Kimble; Mr. Roy Hoagland; Mr. Russ Richardson; and Ms. Cindy Genther, Maryland Broker at The Flynn Company & Rock Hall Properties Real Estate. Other members of the public attended online via Teams, and anyone may view the YouTube archive at any time.

Chair Hickman called the meeting to order at 6:00 p.m.

*Closed Meeting Report Out*

The agenda included a statement on a closed session held by vote of the Planning Commission on April 4. Acting Chair Ruge provided a verbal report at the Planning Commission meeting on April 4 during the open session.

**APPLICATIONS FOR REVIEW**

*Comprehensive Rezoning - Review and recommendations on zoning map requests by members of the public*

The Planning Commission reviewed and made individual recommendations on zoning map amendment requests submitted by property owners as part of the Comprehensive Rezoning process. The properties were not listed on the agenda but were covered in handouts provided to the Planning Commission, which contained maps and parcel information. The numbers for each motion refer to the Planning Commission's packet posted online.

The following motions were made:

Re #4 Harris property (Map 12, Parcel 92), Ms. Reeder moved to send a favorable recommendation to the County Commissioners to rezone the property from Agricultural Zoning District (AZD) to Community Residential (CR). The motion was seconded by Vice Chair Ruge and passed unanimously.

Re #13 Kimble property (Map 37, Parcel 7), Ms. Reeder moved to send a favorable recommendation to the County Commissioners to rezone the property from Agricultural Zoning District (AZD) to Community Residential (CR). The motion was seconded by Vice Chair Ruge and passed unanimously.

Re: #12 Millington Crossing and affiliate properties (Map 31, Parcels 6, 11, 45, 107, 115, 152, and 158; and Map 32, Parcel 355), Ms. Reeder moved to send the item forward with a positive recommendation with the condition

Adopted on May 2, 2024

that the property owner, Ms. Donnelly, be contacted about approval of her property (Map 32, Parcels 6 and 55) being considered in the rezoning request. The motion to rezone as Mixed-Use District was seconded by Mr. Crowding and passed unanimously.

Re #6, Edwards family properties (Map 52, Parcel 106) at 22995 Mckinleyville Road, Mr. Crowding moved to send a favorable recommendation for Parcel 106 to the County Commissioners to rezone the property from Marine (M) to Resource Conservation District (RCD). The motion was seconded by Ms. Reeder and passed unanimously. The remaining properties (Map 51, Parcels 188, 189, and 187) were removed from the rezoning request by the current property owners. *Editor's Note:* Email correspondence was received from successor property owners for some of the parcels from the original request, and these new owners requested withdrawal from rezoning.

Re #15, Vargo and Glazer properties (Map 28, Parcels 103 and 160), Vice Chair Ruge moved to send a favorable recommendation to the County Commissioners to move the parcels from AZD into the Employment Center (EC) zoning district. The motion was seconded by Ms. Reeder and passed unanimously.

Re #15, Lindauer property (Map 28, Parcel 31, Lot 1), Mr. Crowding moved to send a favorable recommendation to the County Commissioners to move the property from Employment Center (EC) to AZD. The motion was seconded by Ms. Reeder and passed unanimously.

Re #1, Brayton Family properties (Map 37, Parcel 76, Lot 1, and Parcel 97), the Planning Commission deferred this item, so the heirs could be contacted. *Editor's Note:* Email and a letter were sent to the estate and the heir.

Re #1, Wesley Brewer Properties LLC/Yetman property (Map 37, Parcel 38), Ms. Reeder moved that Mr. Yetman's property be consistently zoned Intense Village (IV). The motion was seconded by Mr. Crowding and passed unanimously.

Re #2, Brooks property (Map 16, Parcel 16), Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners to rezone the parcel from Village (V) to AZD. The motion was seconded by Ms. Reeder and passed unanimously.

Re #3, Carey and Elay property (Map 51, Parcel 105) Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners for a zoning change on the property. Please note the request was unclear as a specific zoning district wasn't requested. Mr. Crowding opined that the owners had achieved their goal by completing an adjustment of lot lines. The motion was seconded by Ms. Reeder and passed unanimously.

Re #5 and #6, Dottellis property (Map 7, Parcel 339) and Leon & Joanne Hurlock property (Map 7, Parcels 294 and 296) Per the request of the owners to not change their zoning, Mr. Crowding moved to recommend no zoning change to the County Commissioners for either property. The motion was seconded by Ms. Reeder and passed unanimously.

Re #7, Gould property (Map 43, Parcel 10), Ms. Reeder moved to send a favorable recommendation to the County Commissioners to rezone the property from Rural Character to Community Residential (CR). The motion was seconded by Vice Chair Ruge and passed unanimously.

Re #8, Graziani property (Map 52, Parcel 169), Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners to rezone the property from Community Residential (CR) to AZD. The motion was seconded by Ms. Reeder and passed unanimously.

Re #9, Haven Harbor property (Map 50, Parcels 23, 69, 141, and 142), Mr. Crowding moved to send a favorable recommendation to the County Commissioners to rezone the property from Critical Area Residential (CAR) to Marine (M). The motion was seconded by Mr. Jones and passed 5-0 with one abstention by Ms. Reeder.

Re #10, Ingersol property (Map 53, Parcel 44), Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners to rezone the property from AZD to Community Residential (CR). The motion was seconded by Vice Chair Paul Ruge and passed 5-1 with Ms. Reeder opposed.

Re #11, all five requests are for no change to current zoning, which the Planning Commission decided to hold and make a motion on all zoning requests for no change at the same time. There was a motion by the Chair to provide a general recommendation for all requests for no change. Ms. Reeder seconded the motion. Based on discussion, the Chair withdrew the motion. *Editors' Note:* A motion is anticipated for the meeting on May 2.

Re #13, Norris property (Map 17, Parcel 12, Lot 1), Ms. Reeder moved to send an favorable recommendation to the County Commissioners to rezone the property from Rural Character (RC) to Community Residential (CR). The motion was seconded by Vice Chair Ruge and passed unanimously.

Re #13, Rogers property (Map 44, Parcel 313) The Commission decided to defer action on this request pending additional information from the applicant on their specific zoning request. *Editor's Note:* An email and a letter were sent to the property owner.

Re #14, Kinlaw property (Map 35A, Parcel 249), Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners to rezone the property from Community Residential (CR) to Commercial (C). The motion was seconded by Vice Chair Ruge and passed unanimously.

Re #18, Massey Properties property (Map 24, Parcels 7 and 15), Mr. Crowding moved to send a favorable recommendation to the County Commissioners to rezone portions of both parcels from Employment Center (EC) to Agricultural Zoning District (AZD). The motion was seconded by Mr. Jones and passed unanimously.

Re #20, Phillips Station property (Map 21, Parcel 158) Mr. Crowding moved to send a favorable recommendation to the County Commissioners to rezone the property from Village (V) to Employment Center (EC). The motion was seconded by Ms. Reeder and passed unanimously.

Re #24, Smith property (Map 44, Parcels 68, 144, 187, 330, and one undesignated parcel) Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners to rezone the properties from Rural Character to AZD. The motion was seconded by Ms. Reeder and passed unanimously.

Re #25, Sweetman property (Map 17, Parcels 10, 58, 81 and 125) Ms. Reeder moved to send a favorable recommendation to the County Commissioners to rezone only Parcel 125 from Village (V) to Commercial (C), and confirmed that no change is recommended to the other parcels, as requested on the application. The motion was seconded by Mr. Jones and passed unanimously.

Re #26, Tolchester Village Townhouses (Map 42, Parcel 155), staff requested deferral to the next meeting.

Re #27, Walters property (Map 15, Parcel 8), Vice Chair Ruge moved to send a favorable recommendation to the County Commissioners to rezone the property from Agricultural Zoning District (AZD) to Community Residential (CR). The motion was seconded by Ms. Reeder and passed 3-2, with Mr. Crowding and Chair Hickman opposed.

Re #28, Weisenfels property (Map 8, Parcel 83) Mr. Crowding moved to send an unfavorable recommendation to the County Commissioners for the rezoning request from Critical Area Residential (CAR) to Rural Residential (RR). The motion was seconded by Ms. Reeder and passed unanimously.

Re #29, Wilson property (Map 31, Parcel 21). Mr. Crowding moved to recommend no zoning change to the County Commissioners for the property. The motion was seconded by Ms. Reeder and passed unanimously.

Re #30, Chester River Yacht & Country Club property (Map 58, Parcel 15) Ms. Reeder moved to send a favorable recommendation to the County Commissioners to rezone the waterfront portion of the property from Critical Area Residential (CAR) to Marine (M). The motion was seconded by Vice Chair Ruge and passed unanimously.

Re #31, H&A Farm property (Map 24, Parcel 12), Mr. Jones moved to send an unfavorable recommendation to the County Commissioners. The motion was seconded by Mr. Crowding and passed 5-0 with one abstention by Ms. Reeder.

For the remaining applications for which the property owners had submitted forms indicating that they did not want any zoning changes made, the Planning Commission agreed to prepare a consolidated motion at the next meeting, recommending no zoning changes for these properties, per the property owners' requests.

#### **GENERAL DISCUSSION**

There was no general discussion.

#### **STAFF REPORTS**

There were no staff reports.

#### **ADJOURN**

Mr. Crowding made a motion to adjourn. Ms. Reeder seconded, and the meeting adjourned at 7:50 p.m.

/s/ Francis J. Hickman  
Francis J. Hickman, Chair

/s/ Bill Mackey  
William Mackey, AICP, Director

*Please note that, unfortunately, both the YouTube archival recording and the Teams recording were unclear due to a malfunctioning microphone, which affected the transcript's quality. Most of this document was created by a human being with some assistance from Claude 3 from Anthropic, using a transcript created by Microsoft Teams.*