

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2024-02**

BILL NO. 2024-03

Title of Bill: Maryland Agricultural Land Preservation Foundation – Mary Ann Thompson and James K. MacDonald, and Meulenberg Enterprises, LLC.

Synopsis: A Bill to approve the application of Mary Ann Thompson and James K. MacDonald for the property of 360 Joseph Biggs Memorial Highway (Tax Map 10F, Grid 21, Parcel 32) and Meulenberg Enterprises, LLC for the property of 2159 Principio Road (Tax Map 18, Grid 8, Parcel 10) requesting a recommendation of approval to submit an application for the purchase of an easement to the Maryland Agricultural Land Preservation Foundation.

Introduced by: Council President at the request of the County Executive

Introduced and order posted on: January 16, 2024

Public hearing scheduled on: February 6, 2024

Consideration scheduled on: February 20, 2024

By: _____
Council Manager

PUBLIC HEARING

Notice of time and place of public hearing and title of Bill having been posted by January 16, 2024 at the County Administration Building, 200 Chesapeake Blvd., Elkton, and having been published according to the Charter on January 24, 2024 and January 31, 2024, a public hearing was held on February 6, 2024 and concluded on February 6, 2024.

By: _____
Council Manager

Explanation: CAPITAL LETTERS INDICATE LANGUAGE ADDED TO EXISTING DOCUMENT
~~Strike through~~ indicates language deleted from existing document
Underlining indicates language added to document by amendment.
~~Double Strike through~~ indicates language stricken from document by amendment.

Bill No. 2024-03

**Maryland Agricultural Land Preservation Foundation – Mary Ann Thompson and
James K. MacDonald, and Meulenberg Enterprises, LLC**

1 **WHEREAS**, pursuant to Section 2-501-502 of the Agriculture Article of the Annotated Code of
2 Maryland, the Maryland Agricultural Land Preservation Foundation (MALPF) was established in the
3 Department of Agriculture to protect agricultural land and woodland as open-space land; and

4 **WHEREAS**, pursuant to Section 2-504.1(a), in each county containing productive agricultural land,
5 the county governing body shall appoint an agricultural preservation board; and

6 **WHEREAS**, the county agricultural land preservation board shall advise the county governing body
7 with respect to the establishment of agricultural districts and the approval of purchases of easements by
8 the Foundation within the County; and

9 **WHEREAS**, pursuant to Section 2-509(b)(1-2) one or more owners of land actively devoted to
10 agricultural use may file a petition with the county governing body requesting the purchase of an
11 easement by the Foundation on the land owned by the applicants; and said application shall be referred
12 to the county agricultural land preservation board and to the county planning and zoning body; and

13 **WHEREAS**, the county agricultural land preservation board shall advise the county governing body
14 as to whether or not the land in the proposed district or proposed easement meets the qualifications
15 established by MALPF; and whether or not the board recommends establishment of the district; and

16 **WHEREAS**, the county planning and zoning board shall advise the local governing body as to
17 whether or not establishment of the district is compatible with existing and approved county plans and
18 overall county policy, and whether or not the planning and zoning body recommends establishment of
19 the district; and

20 **WHEREAS**, pursuant to Section 2-509(b)(3) if either the county agricultural land preservation
21 board or the planning and zoning body recommends approval, the county governing body shall hold a
22 public hearing on the application; and

23 **WHEREAS**, pursuant to Section 2-509(b)(5) the county governing body shall render a decision as to
24 whether or not the petition or application shall be recommended to MALPF for approval; and

25 **WHEREAS**, if the county governing body decides to recommend approval of the petition or
26 application, it shall notify MALPF and forward the petition or application and all accompanying materials,
27 including the recommendations of the county agricultural land preservation board and county planning
28 and zoning body; and

29 **WHEREAS**, the Cecil County Agricultural Land Preservation Advisory Board has recommended

Maryland Agricultural Land Preservation Foundation – Mary Ann Thompson and
James K. MacDonald, and Meulenberg Enterprises, LLC

30 approval of the application of Mary Ann Thompson and James K. MacDonald for the property of 360
31 Joseph Biggs Memorial Highway (Tax Map 10F, Grid 21, Parcel 32) and Meulenberg Enterprises, LLC for
32 the property of 2159 Principio Road (Tax Map 18, Grid 8, Parcel 10); and

33 **WHEREAS**, the Cecil County Office of Planning and Zoning has recommended approval of the
34 application of Mary Ann Thompson and James K. MacDonald for the property of 360 Joseph Biggs
35 Memorial Highway (Tax Map 10F, Grid 21, Parcel 32) and Meulenberg Enterprises, LLC for the property of
36 2159 Principio Road (Tax Map 18, Grid 8, Parcel 10).

37 **NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND**, that
38 the application by Mary Ann Thompson and James K. MacDonald for the property of 360 Joseph Biggs
39 Memorial Highway (Tax Map 10F, Grid 21, Parcel 32) and Meulenberg Enterprises, LLC for the property of
40 2159 Principio Road (Tax Map 18, Grid 8, Parcel 10) is hereby recommended.

41 **AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND**, that the
42 petition be forwarded to the Maryland Agricultural Land Preservation Foundation for their approval.

43 **AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND**, that this
44 Act shall take effect 60 calendar days from the date it becomes law.

CERTIFICATION

I, HEREBY CERTIFY that the above Bill was posted for the public on the public bulletin board with the date,
time and location of the public hearing meeting, copies were made available for the public, a copy was
distributed to the press, and copy was made available on the Cecil County website.



BY Council Manager

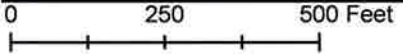


Property of Meulenberg Enterprises, LLC
(2159 Principio Road, Rising Sun, MD 21911
Tax Map 18, Grid 8, Parcel 10)



Legend

-  Meulenberg Enterprises LLC Boundaries
-  Address Points

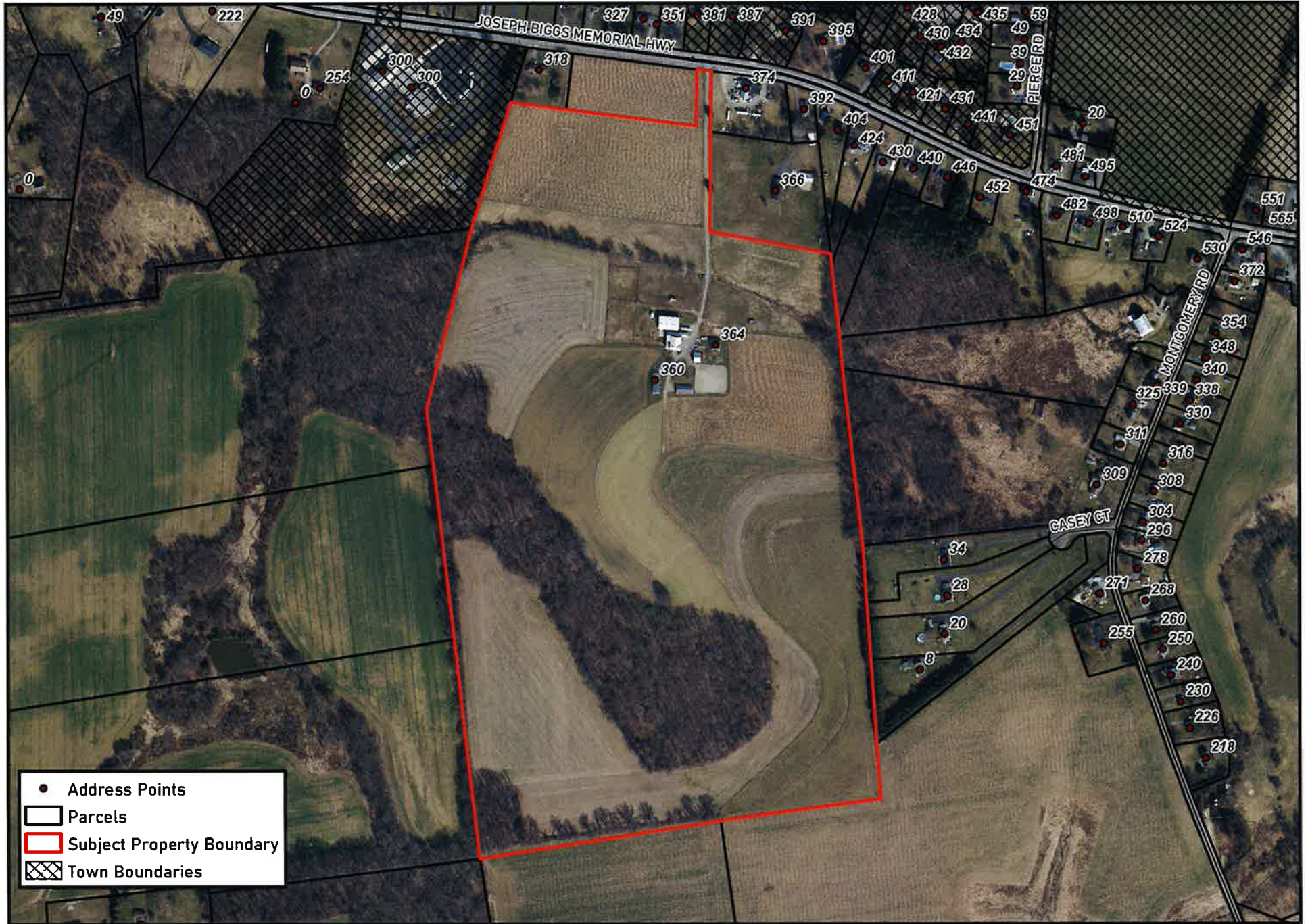


1 in = 300 feet



MacDonald & Thompson

Map: 10F, Parcel: 32



1 inch = 500 feet

0 500 1,000 Feet