

**CECIL COUNTY PLANNING COMMISSION**  
**MEETING MINUTES**  
**Monday, April 15, 2024**  
**The Elk Room**  
**6:00 p.m.**

**PRESENT:** Wyatt Wallace – Chairman, Chad Johnston – Vice Chair, Charles Hicks, Russ Johnson, Chris Bannon, Kevin Jensen, Esq., Steve O’Connor (LUDS) and Jennifer Bakeoven (LUDS/P&Z).

**ABSENT:** James Perry – Alternate, and Rebecca Hamilton (Ex-Officio).

**MINUTES:** Mr. Johnson offered a revision to the March 18, 2024, Planning Commission meeting minutes. Specifically, on the last page, the date of the next Planning Commission meeting should read “April 15, 2024”. A motion for approval with the revision of the March minutes was made by Mr. Johnston and seconded by Mr. Hicks. Motion carried to approve the meeting minutes as revised.

**SUBDIVISION:**

**No subdivision submittals were received for review by the Planning Commission.**

**SPECIAL EXCEPTION:**

**FILE: 4281-** APPLICANT: Bradford Ebright & Capri Ebright.

FOR: Special Exception to hold festivals or events as per Section 102.

PROPERTY LOCATION: 255 Town Point Road, Chesapeake City, MD 21915, Election District 2; Tax Map: 47, Parcel: 228.

PROPERTY OWNER: G.W. Ebright Residential Trust c/o Bradford Ebright & Katherine Dempsey.

PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

Capri Ebright appeared and presented an overview of the application. Ms. Ebright explained that her family currently farms the property. They would like to hold seven events per year during the months of May through October. Sanitary services will be brought to the property for each event and removed after each event. She explained that they would erect a large tent for the first one or two events but eventually would like to have a barn placed on the property with restrooms to house the events. There would be a maximum of 250 guests at each event, plenty of parking areas on the property and all food and alcohol would be catered. Traffic will be directed by staff at the event.

**WATER & SEWER PLANNING:**

Applicant is required to apply for site evaluation to establish a sewage reserve area to treat wastewater flow generated from wedding events prior to holding referenced events.

**COMMENTS IN FAVOR:** None.

**COMMENTS IN OPPOSITION:** None.

**RECOMMENDATION:**

Staff recommended approval for two (2) years conditioned on:

- 1) The Division of Water & Sewer Planning comments being met;
- 2) Conditions outlined in §102 of the Zoning Ordinance being met; and

3) A Certificate of Zoning being obtained prior to the first event being held.

A motion for approval with staff's conditions was made by Mr. Johnston.  
The motion was seconded by Mr. Johnson.

All approve. Motion carried.

The next meeting for this application will be Monday, April 22, 2024, before the Board of Appeals.

**FILE: 4284-** APPLICANT: Charles & Susan Copeland.  
FOR: Special Exception to hold festivals or events.  
PROPERTY LOCATION: 140 W. Teal Point Road, Earleville, MD 21919, Election District 1;  
Tax Map: 51, Parcel: 37, Lot 7A.  
PROPERTY OWNER: Charles & Susan Copeland.  
PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

Charles Copeland appeared and asked the Planning Commission if he could postpone his application to have additional time for McCrone, Inc. to complete his presentation.

A motion for the tabling of this application until the June 17, 2024, Planning Commission meeting was made by Mr. Johnston.  
The motion was seconded by Mr. Hicks.

All approve. Motion carried.

The next meeting for this application will be Monday, June 17, 2024, before the Board of Appeals.

**FILE: 4286-** APPLICANT: Amos Beiler.  
FOR: Special Exception to operate a nursing care facility.  
PROPERTY LOCATION: 1670 Liberty Grove Road, Conowingo, MD 21918, Election District 6; Tax Map: 16, Parcel: 335, Lot 5.  
PROPERTY OWNER: Harlan, Jr. & Lisa Sjolie.  
PRESENTLY ZONED: Rural Residential, (RR).

Amos Beiler and Harlan Sjolie appeared and presented an overview of the application. Mr. Beiler explained that he would like to purchase this property and business from the Sjolie's. Mr. Sjolie stated that his daughter is currently working at that facility and will continue in her role at the facility should Mr. Beiler receive approval of this special exception. Mr. Sjolie stated that the facility is currently approved for 12 beds but only has 8 residents currently.

**WATER & SEWER PLANNING:**  
Water and Sewer Planning has no objections.

**COMMENTS IN FAVOR:** None.

**COMMENTS IN OPPOSITION:** Steve Mack, 1658 Liberty Grove Road, Conowingo, Maryland spoke in opposition. Mr. Mack stated that he isn't particularly against the business but would like the existing row of trees between his property and the Sjolie's property to be reinstalled as they are dying. Mr. Mack explained that

he would like more privacy due to the incoming and outgoing traffic that is created from the business. Mr. Mack submitted photos of the property line to staff.

Discussion ensued regarding the length of time that the Sjolie's have operated the business at this location and the condition of the trees that border the property.

Mr. Bannon asked if the Planning Commission is responsible for the licensing of the facility. Mr. O'Connor stated that the applicant would need to obtain licenses from the State.

**RECOMMENDATION:**

Staff recommended approval, for two (2) years conditioned on:

- 1) Modification of condition #2 by the BoA – To reduce the requirement of structures being required to be at least 100-ft from adjacent residential property lines to 15-ft from adjacent residential property lines;
- 2) Modification of condition#3 by the BoA – To allow the use of existing vegetation to meet the road front Bufferyard standard rather than installation of a Bufferyard meeting the C standard;
- 3) Installation of evergreen trees along the property line shared with Tax Map 16, Parcel 394. The plantings to be installed, or a landscape agreement with financial surety being executed prior to the division's approval of the Change of Use permit; and
- 4) Placement of a fence around the existing propane tank. If necessary, permits for the fence must be acquired from the Division of Permits & Inspections.

The applicant is notified that they will need to complete a change use permit with the Division of Permits & Inspection prior to beginning operation under their tutelage.

A motion for approval with staff's conditions was made by Mr. Johnston.

The motion was seconded by Mr. Hicks.

All approve. Motion carried.

The next meeting for this application will be Monday, April 22, 2024, before the Board of Appeals.

**GENERAL DISCUSSION**

None.

The meeting was adjourned at 6:40 p.m.

**NEXT PLANNING COMMISSION MEETING:** The next meeting will be on Monday, May 20, 2024, at 6:00 p.m. The meeting will be held in the Elk Room at the County Administration Building.

Respectfully submitted,



Jennifer Bakeoven  
Administrative Assistant  
Department of Land Use & Development Services  
Division of Planning & Zoning