

**CECIL COUNTY PLANNING COMMISSION**  
**MEETING MINUTES**  
**Alternate Date - Wednesday, May 22, 2024**  
**The Elk Room**  
**6:00 p.m.**

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

**ABSENT:** Chris Bannon, and James Perry – Alternate.

**MINUTES:** A motion for approval of the April minutes was made by Mr. Johnston and seconded by Mr. Johnson. Motion carried to approve the meeting minutes as mailed.

**FISCAL YEAR 2025 CAPITAL IMPROVEMENT PROJECTS - PROPOSED**

- Cecil College Student Center Page 14 – Funding in FY 2029
- Renovate Elkton Library Page 15 – Initial funding in FY 2025; additional funding in FY 2026 & 2027
- School of Technology Chiller Page 20 – Funding in FY 2025
- Construct Perryville Field House Page 21 – Funding in FY 2025
- Replace Elk Neck Elem School House Roof Page 22 – Funding in FY 2025
- Replace Thomson Estate Elementary School Page 23 – Funding for feasibility study in FY 2027; additional funding Spread out over multiple years.
- Replace Cherry Hill Middle School Page 24 – Funding for feasibility study in FY 2029; additional funding in the other years.
- DES - CAD Software Page 30 – Funding for FY 2025; additional funding in FY 2026 & 2027
- Cecilton Yard Facility Upgrade Page 42 – Funding for design in FY 2026; construction in FY 2027
- Belle Hill at Appleton Rd Improvements Page 43 – Initial funding in FY 2027; additional funding in FY 2028 & 2029
- Central Salt Storage Facility Page 44 – Funding for design in FY 2026 with construction in FY 2027
- Lums Road Improvements Page 45 – Funding for design and right-of-way acquisition in FY 2026 with construction in FY 2028.
- Construct Enclosed LFG Flare Page 47 – Funding of \$300,000 for design in FY 2025 with construction in FY 2026.
- Expand LFG Collection System Page 49 – Funding of \$500,000 in FY 2025
- Construct New Scalehouse Page 51 – Initial funding in FY 2026; additional funding in FY 2028
- Landfill Final Cover – Area A Page 52 – Initial funding in FY 2026; additional funding in FY 2028
- Washington Street Valve Replacement Page 56 – Split funding between FY 2025 and 2026
- Expand Route 40 Interceptor Page 59 – Initial funding in FY 2025; additional funding in FY 2026
- Replace NERA WWTP Membranes Page 61 – Funding in FY 2026
- Repair Meadowview Collection System Page 62 – Funding for design in FY 2026; construction in FY 2027
- Existing PD Pump Station Page 63 – Funding for design in FY 2026; construction in FY 2027
- Septage Acceptance Station Page 64 – Funding for design in FY 2028; construction in FY 2029

Questions regarding Cecil County Public Schools, Cecil County Libraries and Cecil College were discussed. Mr. Flanigan explained that the Public Schools, Libraries and College manage their own capital improvement projects.

Mr. Johnson asked if the DES-CAD software is normally carried under the Capital Improvement Program with the lifespan being approximately 8 years. Mr. Flanigan stated that the expected life span of this software would be better answered by a representative from DES. As for the normalcy of the software being included in a CIP, Mr. Flanigan stated that a Finance representative would have to answer that, but he explained that it has previously been included in the CIP.

**WATER & SEWER PLANNING:**

Water & Sewer Planning has no comments.

**COMMENTS IN FAVOR:** None.

**COMMENTS IN OPPOSITION:** None.

**RECOMMENDATION:**

Staff recommended approval, of the FY 2025 Capital Improvement Program.

A motion for the recommendation of approval was made by Mr. Johnston.

The motion was seconded by Mr. Hicks.

All approve. Motion carried.

The next meeting for this application will be Thursday, May 23, 2024, before the County Council.

**SUBDIVISION:**

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

**SPECIAL EXCEPTION:**

**FILE: 4289-** APPLICANT: Francis J. Durr, Jr.

FOR: Special Exception to operate a home occupation.

PROPERTY LOCATION: 748 Principio Road, Port Deposit, MD 21904, Election District 7;

Tax Map: 23, Parcel: 257.

PROPERTY OWNER: Francis J. Durr, Jr.

PRESENTLY ZONED: Rural Residential, (RR).

Francis Durr appeared and presented an overview of the application. Mr. Durr stated that he is looking to obtain his Federal Firearms License and would like to operate a gunsmithing and transfer business from his home. He explained that he has parking for up to 6 vehicles available, but he does not expect to have that many customers come to the business at one time. He will operate by appointment only and stagger appointments.

**WATER & SEWER PLANNING:**

Water & Sewer Planning has no objection.

**COMMENTS IN FAVOR:** None.

**COMMENTS IN OPPOSITION:** None.

**RECOMMENDATION:**

Staff recommended approval, for two (2) years.

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 Wednesday, May 29, 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, June 17, 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