

CECIL COUNTY PLANNING COMMISSION
MEETING MINUTES
Alternate Date, Wednesday, July 17, 2024
The Elk Room
6:00 p.m.

PRESENT: Chris Bannon, Charles Hicks, Bryan Dugger and James Perry – Alternate, Kevin Jensen, Esq., Aaron Harding (LUDS/P&Z) and Jennifer Bakeoven (LUDS/P&Z).

ABSENT: Chad Johnston – Vice Chair, Russ Johnson and Rebecca Hamilton (Ex-Officio).

Vote for Chair *pro tempore*:

A motion for Chris Bannon to be Chair *pro-tempore* was made by Mr. Hicks.
The motion was seconded by Mr. Perry.

All approve. Motion carried.

CAPITAL IMPROVEMENT PROGRAM – AMENDMENT

- **Wastewater CIP PNTBD, Construct Bainbridge Outfall**
- **Water CIP PNTBD, Extend Water Service to Wilson Road**

The Comprehensive Plan serves as the policy guide and framework for future growth and development in Cecil County. The plan examines multiple aspects of land use from development, housing, mineral resources, agricultural resources, and natural resources. Various Laws, Ordinances, Regulations, Polices, and Procedures are in place to implement the plan’s 2030 horizon. The annual Capital Improvement Program (CIP) is one of the mechanisms used to implement the plan with a particular focus on community facilities and transportation. Generally, these are sequenced multiyear projects which remain on the CIP document year-in and year-out. The Planning Commission is required to review the proposed CIP annually to see which projects that are added to the CIP are consistent with the Comprehensive Plan.

This project is consistent with the Comprehensive Plan as it improves the network of planned sewer facilities within the County’s Growth Area¹ and facilitates the redevelopment of Bainbridge as an employment center². Additionally, Bainbridge is identified as a Priority Funding Area and Enterprise Zone within the plan.

Wastewater DIP PNTBD, Construct Bainbridge Outfall:

Mr. Flanigan stated that this is a new project, therefore it does not have a number. He explained that back in the 1940’s an easement was obtained by the Bainbridge Navel site to discharge the wastewater treatment plan effluent to the Susquehanna River. The remnants of those pipes still remain as well as the easement. This project proposes to repair, rehabilitate or where necessary, replace the remaining US Navy outfall pipe for the purpose of conveying and discharging such water back into the Susquehanna River. The Administration believes that it is important that the outfall pipe be put back into service to provide the ability to discharge cooling water and other types of processed water back into the Susquehanna River rather than add to the capacity of the new wastewater treatment plan unnecessarily. Additionally, shifting the focus from strictly warehouse and distribution facilities by adding this needed infrastructure, it could attract manufacturers as well.

¹ Section 3.5.1 of the Plan.

² Section 4.2.4

Mr. Bannon asked if the existing easement runs across private property. Mr. Flanigan stated that it does go through private property but there is no development in the immediate vicinity of this outfall.

WATER & SEWER PLANNING:

Water & Sewer Planning has no comments.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval of the amendment to FY2025 Capital Improvement Program (CIP) to the County Council.

A motion for approval of the amendment to FY2025 Capital Improvement Program (CIP) was made by Mr. Hicks.

The motion was seconded by Mr. Perry.

All approve. Motion carried.

The next meeting for this amendment will be held before the County Council at a later date.

Water CIP PNTBD, Extend Water Service to Wilson Road:

Mr. Flanigan stated that this is a new project, therefore it does not have a number. Mr. Flanigan explained that there are seventeen (17) homes on Wilson Road that were found to have elevated levels of nitrates and were determined to be unsafe to consume. This occurred many years ago. Southern States, LLC purchased multiple properties on Wilson Road and has also been providing bottled water to several properties on Wilson Road, which remain occupied. Southern States has offered to pay to extend public water service to the homes that are impacted. The Maryland Department of the Environment (MDE) agrees that this path is the best solution. The County, the Town of Rising Sun and MDE have been unable to come to a negotiated agreement regarding the extension of water service to Wilson Road. At this time, it looks as if it will fall to the County to extend the water line. MDE is prepared to direct the Town to provide the water.

Mr. Hicks asked if this plan would be affected if any of the 17 properties decided to sell their properties. Mr. Flanigan stated that he does not believe it would affect the plan as the water line will be run to the 17 homes regardless of occupation. The line that will be installed will only be large enough to service the 17 homes.

Mr. Bannon asked if Southern States requested to be serviced by this water line as well. Mr. Flanigan stated that he does not know their intentions.

WATER & SEWER PLANNING:

Water & Sewer Planning has no comments.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval of the amendment to FY2025 Capital Improvement Program (CIP) to the County Council.

A motion for approval of the amendment to FY2025 Capital Improvement Program (CIP) was made by Mr. Hicks.

The motion was seconded by Mr. Perry.

All approve. Motion carried.

The next meeting for this amendment will be held before the County Council at a later date.

SUBDIVISION:

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

SPECIAL EXCEPTION:

FILE: 4298- APPLICANT: Clyde S. VanDyke, II.

FOR: Special Exception to operate a home occupation (FFL).

PROPERTY LOCATION: 2807 Blue Ball Road, Elkton, MD 21921, Election District 9; Tax Map: 12, Parcel: 400, Lot 1.

PROPERTY OWNER: Clyde S. & Erin M. VanDyke.

PRESENTLY ZONED: Rural Residential, (RR).

Clyde VanDyke, II, appeared and presented an overview of this application. Mr. VanDyke explained that he would like to obtain a Federal Firearms License to sell, trade, transfer, distribute and purchase firearms from his home. He will operate by appointment only for the completion of paperwork and for firearm distribution.

WATER & SEWER PLANNING:

Water & Sewer Planning have no objections.

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. Hicks.

The motion was seconded by Mr. Perry.

All approve. Motion carried.

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

GENERAL DISCUSSION

None.

The meeting was adjourned at 6:35 p.m.

NEXT PLANNING COMMISSION MEETING: The next meeting will be on Monday, August 19, 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