

MINUTES

February 1, 2024

1:30 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 met in regular session on Thursday, February 1, 2024, at 1:30 p.m. in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland.

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

Chair Hickman called the meeting to order at 1:30 p.m.

MINUTES

January 4, 2024

Mr. Saunders moved to approve the minutes from the January 4, 2024 meeting as presented. Mr. Jones seconded. The motion passed unanimously.

APPLICATIONS FOR REVIEW

23-32 Choptank Electric Cooperative Inc. -- Major Site Plan (Final) PC Decision
Map 16, Parcel 61 -- First Election District -- Employment Center (EC)

Michael Noah, PLS, Director of Geomatics and Civil Design, RGrid Power, PLLC and Leroy Sverduk, Vice President of Engineering, Choptank Electric responded to questions from the Planning Commission clarifying that the facility would provide renewable power as part of providing service to 55,000 customers with a set aside for low-income customers at reasonable rates. The project will also provide improvements to reliability for the overall system.

Mr. Carper explained that 30.5 cents would be provided per square foot of the project for forest fee-in-lieu fees.

Vice Chair Paul Ruge made the following motion to approve the final site plan:

"I move that we approve the final site plan for Choptank Electric Cooperative's expansion of the utility substation at Map 16 Parcel 61 in the First Election District, zoned Employment Center. This site plan is consistent with our Comprehensive Plan, conforms to all of our rules and regulations, the areas for vehicle flow and parking appear to be adequate, and demands on public services and infrastructure are reasonable. No sewage disposal or refuse disposal is proposed. Lighting is proposed for security purposes. No vegetation is proposed to be removed and required perimeter screening is proposed. The sediment and erosion control plan, stormwater management plan, landscaping plan, and citizen participation plan have all been completed. I move that we approve this final site

Adopted on March 7, 2024

plan contingent upon the following: submission and approval of sureties for landscaping, sediment and erosion control, stormwater management, and payment of the required fee in lieu of the Forest Conservation Fund."

Ms. Reeder seconded the motion. The motion passed unanimously.

GENERAL DISCUSSION

Discussion of Comprehensive Rezoning and Update -- Map Change Requests process for review by Planning Commission

There was general discussion about the process for the Planning Commission to review map change requests submitted by property owners as part of the comprehensive rezoning. The general consensus was the Commission would review all the requests at a single meeting, if possible, that mailings would be sent to all applicants to notify them of the meeting, and a series of maps for use by the Planning Commission was requested of the staff team.

The Planning Commission will review materials prepared by staff regarding the requests at its March meeting and determine the next steps for the process.

STAFF REPORTS

Mr. Mackey reported that an appeal was filed with the Kent County Board of Appeals regarding the recent decision and determination regarding uses proposed by Minary's Dream Alliance.

Mr. Mackey also commented on the excellent job done by Claude 2, an AI assistant from Anthropic, in preparing the two sets of recent minutes, which greatly reduced staff time.

ADJOURN

The meeting adjourned at approximately 3:30 p.m.

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

/s/ Bill Mackey
William Mackey, AICP, Director

Please note that 90% of this document was created by Claude 2 from Anthropic utilizing a transcript created by Microsoft Teams. The DPHZ team then reviewed the document prior to its distribution to the Planning Commission.