

**NORTH EAST PLANNING COMMISSION
NORTH EAST COMPREHENSIVE PLANNING STEERING COMMITTEE
North East 2040 Draft Comprehensive Plan Open House
North East Library
Tuesday, April 14, 2026
5:00 – 7:00 P.M.**

North East 2040 Draft Comprehensive Plan Open House

The North East 2040 Draft Comprehensive Plan Open House was held on April 14, 2026 at the North East Library, 485 Mauldin Avenue, North East, Maryland from 5:00-7:00 P.M.

Introduction

The open house began with a brief introduction by the Town’s Mayor Kelly Benson who introduced Vice-Mayor Kim Davis and Commissioner Hilary Crothers-Moore, members of the Planning Commission including Chairman Mark Dobbins, Vice-Chairman Judy Duffy, Ex-officio Hilary Crothers-Moore, Members Calvin Wilson and Mike Evans; and the North East Comprehensive Plan Steering Committee members include Assistant Town Administrator Grant Handley (absent from the open house), Amy Yackanech (absent from the open house) and himself, Mayor Kelly Benson. Mayor Benson also introduced the Planning Office Director of Planning and Zoning Betsy Vennell and Planning and Zoning Assistant Lisa Rhoades. Additionally, Mayor Benson introduced consultants Stacey Dahlstrom and Alan Simpson of EPR-PC. Mayor Benson reported that all of the people introduced played an instrumental roll in updating the Comprehensive Plan.

Mrs. Vennell gave a brief history about the Comprehensive Plan and how the Town is required, by the State of Maryland Department of Planning, to update the Comprehensive Plan every 10 years. The last updated for the Comprehensive Plan occurred in 2012. The 2040 Comprehensive Plan Steering Committee has been meeting for approximately 4 years developing the 2040 Draft Comprehensive Plan being presented this evening. Mrs. Vennell stated that there are several maps displayed including the Existing and Future Land Use Maps and encouraged the visitors/residents to look at them as well as copies of the 2040 Draft Comprehensive Plan. Mrs. Vennell also encouraged visitors/residents to ask any questions, as this Draft Comprehensive Plan is for their Town. In addition, Mrs. Vennell informed the group that there were applications available should anyone be interested in requesting Future Land Use Map change for their property or any text amendments.

During the open house there was a lot of interaction between the Comprehensive Plan Steering Committee members, Planning Commission and residents who asked various questions about properties that were proposed for a change in zoning district designation, zoning district regulations, permitted uses within specific zoning districts and the North East Preserve.

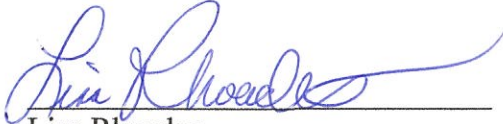
There were approximately 33 attendees. In addition, one application was received, during the open house, requesting a Land Use Map change from “R-1” Single Family Residential to

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“VC” Village Commercial from Robert and Virginia McKnight for their property at the corner of Thomas Avenue and Mauldin Avenue.

The open house adjourned at 7:15 P.M.

Respectfully Submitted:



Lisa Rhoades,
Planning and Zoning Assistant

APPROVED
April 14, 2026