



TOWN OF NORTH EAST

OFFICE OF PLANNING AND ZONING

106 South Main Street
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North East, Maryland
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www.northeastmd.org

NORTH EAST PLANNING COMMISSION MEETING

North East Town Hall Meeting Room

106 South Main Street, North East, Maryland
Tuesday, June 2, 2026

(Revised)

AGENDA

CALL TO ORDER: 7:00 PM
APPROVAL OF MINUTES: May 5, 2026

PUBLIC HEARING:

ORDINANCE 2026-06-01: Zoning Ordinance Amendments-Recommendation to Mayor and Commissioners on amendments to the North East Zoning Ordinance: Section 3. Definitions, Article 5. District Regulations. Section 5-6. Village Commercial District, Section 5-7. Village Marine District, Section 5-8. General Commercial District, Article 6. Supplemental Regulations. Section 6-8. Parking Regulations and 6-29. Assisted Living Facilities/Private Group Homes; Article 9. Administrative Mechanisms. Section 9-5. Powers and Duties of the Planning Commission and Section 9-25. Notice of Hearing. Full Ordinance is on the Town's website www.northeastmd.org.

OLD BUSINESS:

1. North East Retail Shopping Center North East Retail: Property Owner and Applicant: Stavros Kalaitzogou, Sye LLC, PO Box 1427, Elkton, Maryland. Also Found on Tax Map 25H; Parcel 412; Zoning District "HC" Highway Commercial and "HCOD" Highway Corridor Overlay District. For retail pad sites.
 - a. SHA/MOT Route 272 Improvements
 - b. Shopping Center name

NEW BUSINESS:

1. Texas Roadhouse: Property Owner and Applicant: Stavros Kalaitzogou, LSM LLC, 102 Riverside Drive, Elkton, Maryland. Zoning District "HC" Highway Commercial and "HCOD" Highway Corridor Overlay District. Proposed restaurant located at Sycamore Drive and Pulaski Highway, Tax Map 25H; Parcel 16.
 - a. Preliminary Site Plan
 - b. Landscape Plan
 - c. Lighting Plan
 - d. Architectural Plan
2. Ordinance 2026-06-01: Recommendation to the Mayor and Commissioners.

COMMENTS FROM THE PUBLIC:

MISCELLANEOUS:

NEXT MEETING:

REPORTS:

MISCELLANEOUS:

COMMENTS FROM THE PUBLIC:

NEXT MEETING: July 7, 2026

ADJOURNMENT:

ADA NOTICE – The Town of North East is committed to ensuring that individuals with disabilities are able to fully participate in public meetings. Anyone planning to attend a public hearing or public meeting announced by the Town of North East, and who wish to receive auxiliary aids, services or accommodations is invited to contact the Town at least 48 hours in advance, by calling 410-287-5801 or through the Maryland Relay Service (1-800-735-2258 TTY/Voice).