

NORTH EAST PLANNING COMMISSION
North East Town Hall Meeting Room
106 South Main Street, North East, Maryland 21901
Tuesday, July 7, 2026
7:00 P.M.

Chairman Dobbins called the meeting to order at 7:02 PM. Present for the meeting included Commissioner Hilary Crothers-Moore, ex-officio; Members Judy Duffy, Calvin Wilson and Michael Evans. Betsy Vennell, Director of Planning and Lisa Rhoades, Planning and Zoning Assistant, were present for the meeting. Melissa B. Cook-Mac Kenzie, Zoning Administrator, was absent from the meeting due to a prior commitment.

-MINUTES-

June 2, 2026 – Planning Commission Meeting Minutes

Ms. Duffy made a motion to approve the June 2, 2026 Planning Commission meeting minutes, as presented. Mr. Wilson seconded the motion and the motion was approved by all.

-PUBLIC HEARING-

Annexation Resolution No. C-2026-05-01-A and Annexation Plan Resolution No. C-2026-05-02-A; P.L.L. Corporation: Annexation of 1.377 Acre Parcel. Tax Map 25E Parcel 181 and Annexation of 1.38 Acre Parcel. Tax Map 25E Parcel 393. Proposed Zoning: Highway Commercial; Highway Commercial Overlay District. Owner: P.L.L. Corporation, 65 Cook Lane, Perryville, Maryland 21903.

Chairman Dobbins opened the Public Hearing at 7:03 P.M.

Mrs. Vennell read the Annexation Resolution No. C-2026-05-01-A and Annexation Plan Resolution No. C-2026-05-02-A into the record and reported the Annexation Schedule to date. Attached.

Mrs. Vennell reported that two responses have been received:

The first response dated July 2, 2026 was from Cecil County which stated:

The annexation proposes to rezone the property located at 30 Lums Road from the County's Business General (BG) District to the Town's Highway Commercial (HC) District. The property located at 10 Lums Road is proposed to be rezoned from the County's Suburban Transitional Residential (ST) District to the Town's Residential Multifamily-Commercial (RMC) District. In addition, both properties will be placed within the Town's Highway Commercial Overlay District (HCOD) upon completion of the annexation.

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After reviewing the proposed zoning districts and the associated Highway Commercial Overlay District, the Department of Land Use and Development Services has determined that the proposed municipal zoning does not authorize uses that are substantially different from those currently permitted under the County's BG and ST zoning districts. Accordingly, no further action by the Cecil County Council is required with respect to the proposed zoning classifications.

The second response was from Maryland Department of Planning which stated:

As you are aware, 4-416(b) of the Local Government Article specifies that the new zoning for the annexed land cannot be substantially different from the existing county zoning, without the express consent of the county council. In reviewing this annexation request, it is the Department's view that the proposed town zoning appears to not be substantially different from the current county zoning from a density or use perspective, as the permitted residential densities and commercial uses are similar.

This letter also gave the Town post annexation guidance. Mrs. Vennell commented that both entities have found that there would be like zoning and similar uses.

Mrs. Vennell reported that there were no guests signed up to speak at the public hearing.

Mrs. Vennell reported that the Planning Office received one inquiry if the end user for the property was WaWa and they were informed that the public hearing was for the annexation and rezoning of the property only. All uses permitted within the zoning district shall be permitted.

Chairman Dobbins inquired if the Planning Commission had any questions or comments and there were none.

Mrs. Vennell read the North East Zoning Ordinance Article 9, Section 9-5 Powers and Duties of the Planning, paragraph 1.

1. The Planning Commission may:
 - (a) Make studies and recommend to the Mayor and Commissioners plans, goals, and objectives relating to the growth, including annexations, development and redevelopment of the Town and develop a comprehensive plan in accordance with the provisions of Article 66B of the Annotated Code of Maryland.

Chairman Dobbins closed the Public Hearing at 7:11 PM.

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-OLD BUSINESS-

2025 Façade Grant Recipients -project updates

Mrs. Vennell reported that the Planning Commission had been given an update on the 2025 Façade Grant Recipients projects in their planning packages prior to this meeting and inquired if there were any questions.

Chairman Dobbins inquired which building, that had received grant funding, was owned by Tides End Company and how long do the property owners have to complete the project. Mrs. Vennell replied the building adjacent to the Town Hall. Mrs. Rhoades replied the projects should be completed within one year, however, they may request additional time, up to one year, in writing.

Mrs. Rhoades reported that Kathy's Corner, a retail store at 100 South Main Street, is preparing to do their second phase of renovations. The contractor expects to be submitting an application this week.

Mrs. Vennell mentioned that the Town is currently accepting Commercial Grant applications and has already received a couple. Mrs. Rhoades added that the business owners will only have to match the cost of their projects up to 15% with 85% grant funding. Chairman Dobbins commented that is a good grant for business owners and inquired if there would be a grant in the future for residential properties. Mrs. Vennell replied that she is hopeful there will be one in the future.

-NEW BUSINESS-

Annexation Resolution No. C-2026-05-01-A and Annexation Plan Resolution No. C-2026-05-02-A; P.L.L. Corporation, 10 Lums Road and 30 Lums Road, North East, Maryland. Recommendation to the Mayor and Commissioners.

Chairman asked if there was any comments or recommendation.

Mrs. Duffy made motion for a recommendation of the Annexation Resolution No. C-2026-05-01-A and Annexation Plan Resolution No. C-2026-05-02-A to the Mayor and commissioners. Mr. Wilson seconded the motion and the motion was approved by all.

-REPORTS-

Draft 2040 Comprehensive Plan

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Mrs. Vennell reported that the planning office is waiting for comments from the State of Maryland after their review of the Draft 2040 Comprehensive Plan. If they are received by the end of July, the Planning Commission will review them during the August Planning Commission meeting.

The Planning Commission can choose whether to accept the comments and implement them now or later, accept them conditioned on a revision or not accept them. Mrs. Vennell reported that in the past the Planning Commission has accepted them conditioned on a revision, however, that is up to this Planning Commission.

Mrs. Vennell reported that she has already reached out to some organizations regarding updating the Zoning Map revisions. Chairman Dobbins inquired if there would be another public hearing for the Draft 2040 Comprehensive Plan. Mrs. Vennell replied yes for a recommendation to the Mayor and Commissioners.

Mrs. Vennell reported that the Planning Office can make revisions to the Draft 2040 Comprehensive Plan or they can be sent to EPR, the consulting firm whom the Town used to do the other updates.

North East Retail

Chairman Dobbins inquired about a letter Mrs. Vennell was going to send to the property owner and the State Highway Administration regarding the Planning Commission's request to add a right-hand turning lane into the proposed shopping center. Mrs. Vennell confirmed that she did send the letter as requested and the Town attorney has received a response from the developer's attorney.

-MISCELLANEOUS-

North East Preserve

Ms. Duffy inquired if there were any updates on the North East Preserve. Ms. Crothers-Moore stated that she was not aware of any updates at this time. There may not be room in the Town's budget this year for the North East Preserve, however, there are several grants that have been applied for and the Town continues to wait to hear the results.

-NEXT MEETING-

The next Planning Commission meeting is scheduled for August 4, 2026.

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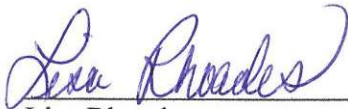
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-ADJOURNMENT-

With no further business, Ms. Duffy made a motion to adjourn at 7:21 P.M. Mr. Wilson seconded the motion and the motion was approved by all.

Respectfully Submitted:

Attest:



Lisa Rhoades,
Planning and Zoning Assistant



Mark Dobbins,
Chairman

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