

COUNTY COUNCIL OF CECIL COUNTY

WORK SESSION MINUTES

September 2, 2025

OPEN SESSION – Elk Room

4:30 P.M.

NOTE: The recording and transcription of this meeting are available on the County website at www.ccgov.org/council.

PRESENT: Council Members: Rebecca Hamilton, Al Miller, Donna Culberson and Dawn Branch; Council Manager L. Michelle Henson; Council Assistant Christine Palmer; members of the Administration and members of the public.

Call to Order

President Miller called the meeting to order at 4:30 pm and announced that there were four Council Members present which constitute a quorum.

Approval of Minutes

On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch, the Council moved to approve the minutes of the Council Work Session of August 26, 2025. The motion passed unanimously.

Transfer of Property – Cecil County, Maryland to the Mayor and Commissioners of the Town of Elkton: Belle Hill Road, Elkton, Maryland 21921

County Attorney Keith Baynes stated the County is in the process of conveying Belle Hill Road between Route 279 and Appleton Road to the Town of Elkton and presented the referenced Deed for Council's information. He stated that most of the properties adjacent to Belle Hill Road are within Elkton's municipal limits, therefore Elkton will assume road ownership and maintenance.

Review of Legislative Agenda

a. Public Hearing

1) Resolution No. 53-2025 – Approval – Application – Enterprise Zone Expansion

Director of Administration Dan Schneckenburger stated the Town of Elkton requested expansion of the County's Enterprise Zone by the addition of parcels on Maloney Road and Belle Hill Road. He stated that the Enterprise Zone was last expanded by the addition of the Northrup Grumman property during the previous County Administration.

Discussion ensued regarding a parcel on Maloney Road that is pending annexation into the Town of Elkton and is included in the expansion request and bordered by residential properties.

b. Introduction of Resolutions

1) Resolution No. 55-2025 – Annexation – Town of Elkton – 253 Maloney Road (Tax Map 033F, Parcel 1035) (Applicant Requests Expedited Legislation)

Director of Land Use and Development Services (LUDS) Stephen O'Connor stated the LUDS reviewed the Town of Elkton's Annexation Resolution A2-2025 associated with this property and concurred with the Town's assessment that the requested post-annexation zoning designation of Business and Industrial (BI) is substantially different than the current County zoning designation of High Density Residential District (RM). He stated that without Council's express consent to change the zoning designation as requested, the property owner is required to wait 5 years for the requested designation to take effect.

Councilwoman Culberson queried if the annexation process would be completed prior to or after Council's consideration of the request. Director O'Connor stated the processes of annexation and request for waiver of the 5-year rule run concurrently.

President Miller queried if the matter was reviewed by the Planning Commission. Director O'Connor answered that the Planning Commission does not review requests for a waiver of the 5-year rule.

Councilwoman Hamilton queried the permitted homes under the current zoning designation. Director O'Connor stated the RM zoning designation provided for 2 detached dwelling units per acre; up to 8 townhouses per acre; and up to 14 apartments per acre, adding that the number of allowable units is based upon availability of water and sewer service.

- 2) Resolution No. 56-2025 – Appointment – Board of Library Trustees – Bernard D. DeMarinis and James Sweigard

Administrator Schneckenburger stated the appointees are requested to fill vacancies on the Board of Library Trustees.

Councilwoman Hamilton queried if nominees are identified through the Library Administration. Administrator Schneckenburger answered in the affirmative.

- 3) Resolution No. 57-2025 – Appointment – Adult Public Guardianship Review Board – Nicole Vlamis and Nathaniel C. Bowen

Administrator Schneckenburger stated the appointments will fill 2 vacancies on the Adult Public Guardianship Review Board.

c. Consideration of Resolutions

- 1) Resolution No. 50-2025 – Appointment – Commission on Veterans Affairs – Shawn Branch

Administrator Schneckenburger stated the appointment filled the vacancy left by a member who moved away from the area.

- 2) Resolution No. 51-2025 – Appointment – Property Tax Assessment Appeal Board – Dale DeWeese and Steven Pearson

Administrator Schneckenburger noted that appointees to the Property Tax Assessment Appeal Board are vetted by the Office of the Governor.

- 3) Resolution No. 52-2025 – Supplemental Appropriation – Grant Funds – Office of Economic Development – Upper Shore Regional Council – Rural Maryland Economic Development Grant Fund

Director Schneckenburger stated that the grant was received for the Business Development Specialist position.

Councilwoman Culberson queried if the position is permanent. Director Schneckenburger answered in the affirmative.

d. Call for Final Reading of Bills

- 1) Bill No. 2025-09 – Amendment – Cecil County Code – Chapter A385 – Purchase of Development Rights Program and Fund

Director Schneckenburger stated a Public Hearing was conducted regarding Bill No. 2025-09, adding that Administration had no further comments.

Councilwoman Hamilton, referring to citizen comments during the Public Hearing, stated a citizen questioned if the area beyond the actual solar array structure could be subjected to permitting fees. Mr. O'Connor stated the County could only apply fees to the area identified for the array structure on the site plan. He added that the fencing, driveway, and any other structures that were constructed incidental to the array would be included in the permitting fees.

Discussion ensued regarding parameters used to determine property values, based upon State of Maryland and Maryland Agricultural Land Preservation Foundation (MALPF) guidelines.

President Miller expressed support preservation of agricultural land in Cecil County.

Council Manager Report

Council Manager Henson stated the report was included in the Council's meeting packet.

Council Member Items

Council deferred Council Member Items to the Legislative Session.

Adjournment

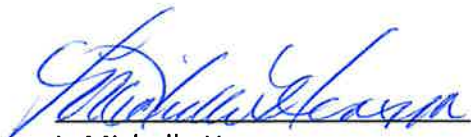
President Miller requested a motion to adjourn the Work Session.

Councilwoman Culberson made motion to adjourn the Work Session, which was seconded by Councilwoman Branch.

President Miller adjourned the work session at 4:53 pm.

The next County Council Work Session will be held on Tuesday, September 9, 2025 at 4:30 pm in the Elk Room of the County Administrative Building. The session will be livestreamed on the County Council's webpage at www.ccgove.org/council.

Approved:



L. Michelle Henson
Council Manager



Al Miller, Council President