

COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2025-10
May 20, 2025

The County Council of Cecil County met in legislative session at the County Administration Building, 200 Chesapeake Blvd., Elk Room, Elkton, MD. The following members of the Council were present:

Al Miller, Council President
Bob Meffley, Vice President
Rebecca Hamilton, Council Member
Dawn Branch, Council Member

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

CALL TO ORDER

The meeting of the County Council of Cecil County of May 20, 2025, was called to order by Council President Miller at 7:00 p.m.

ROLL CALL

Council Manager Henson called the roll and noted that four members were present.

OPENING PRAYER/MOMENT OF SILENCE

Town of Elkton Commissioner Charles H. Givens, Sr. offered the opening prayer.

APPROVAL OF AGENDA

On motion made by Vice President Meffley, seconded by Councilwoman Branch, the Council moved to approve the agenda of May 20, 2025. The motion was approved unanimously.

PRESENTATION OF PROCLAMATIONS/CERTIFICATES

- a. Teacher of the Year 2025 – Taylor Schafer
- b. National Public Works Week May 18-24, 2025
- c. Commending Bruce Alexander for Excellence in Transportation Operations
- d. National Safe Boating Week May 17-23, 2025
- e. National Peace Officers Memorial Day May 15, 2025
- f. National Emergency Medical Services Week May 18-24, 2025
- g. Cecil County School of Technology – Certificates of Achievement

PUBLIC HEARING

Bill No. 2025-06

Council Manager Henson stated for the record:

Bill No. 2025-06 – Amendment – Adoption of National Electric Code

A Bill to amend Chapter 191, Adoption of National Electric Code, of the Code of Cecil County by recommending the adoption of the 2023 National Electric Code (NEC) and amending 191-2 (D) Amendments, Clarifications, and Deletions.

Introduced and order posted on May 6, 2025; Public Hearing scheduled on May 20, 2025; and consideration scheduled on June 3, 2025.

Director of Land Use and Development Services Stephen O'Connor stated that the Board of Electricians supported Bill No. 2025-06.

Hearing no additional comments, President Miller concluded the Public Hearing at 7:31 p.m. and stated Bill No. 2025-06 will be considered at the June 3, 2025 Legislative Session.

PUBLIC HEARING

Bill No. 2025-07

Council Manager Henson stated for the record:

Bill No. 2025-07 – Amendment – Zoning Ordinance - Definitions, Districts, Permissible Uses, Utilities, and Industrial Uses.

An Act to amend the Cecil County Zoning Ordinance, Article II, Part I, Section 12, Definitions in order to insert Agritourism, insert Home Office, and amend Home Occupations; to amend Article III, Part III, Section 32, Employment Mixed Use, in order to insert Employment Element; Part V, Section 34, Business Local, in order to amend General Requirements; Section 35, Business General, in order to amend General Requirements; Article III, Part V, Section 37, Maritime Business, in order amend General Requirements; Article IV, Section 54, Permissible Uses Table, in order to amend Section 115 Communications Towers by adding MEA Zone, Section 164A Cannabis Growers, and Section 164B Cannabis Processor, by adding NAR and SAR Zones, and Section 164C Dispensary in order to amend permitted operations and zones.

Introduced and order posted on May 6, 2025; Public Hearing scheduled on May 20, 2025; and consideration scheduled on June 3, 2025.

Director O'Connor stated Bill No. 2025-07 was introduced during the May 6, 2025 Legislative Session, adding that the Planning Commission recommended approval of Bill No. 2025-07 on May 19, 2025.

Vice President Meffley queried if Bill No. 2025-07 applied to in-home occupations that did not accept deliveries or visits by patrons. Director O'Connor answered in the affirmative, stating that Bill No. 2025-07 provides the ability for in-home occupations that do not accept deliveries or visits by patrons to operate without the same restrictions as businesses that accept deliveries or visits by patrons.

Vice President Meffley queried if Bill No. 2025-07 retained the restriction that a dispensary may not operate within 1,000 feet of a Church. Mr. O'Connor stated Bill No. 2025-07 maintained the restriction that Cannabis operations cannot operate within 1,000 feet of a house of worship, school or hospital.

Councilwoman Hamilton queried if Bill No. 2025-07 expanded the zones in which Cannabis growers and processors can apply for a Special Exception for operations to include the Northern Agricultural Residential (NAR) and Southern Agricultural Residential (SAR) zones. Director O'Connor answered in the affirmative.

Mr. Josh Huegel spoke in opposition of Bill No. 2025-07

Ms. Cindy Granger spoke in opposition of Bill No. 2025-07

Ms. Suzanne Treut spoke in opposition of Bill No. 2025-07

Hearing no additional comments, President Miller concluded the Public Hearing at 7:43 p.m. and stated Bill No. 2025-07 will be considered at the June 3, 2025 Legislative Session.

Resolution No. 36-2025

Council Manager Henson stated for the record:

Resolution No. 36-2025 – Cecil County Annexation in the Town of Port Deposit

A resolution to enlarge the corporate boundaries of the Town of Port Deposit by annexation of 44.9515 +/- acres of land consisting of multiple parcels, Tax Map 221: Acct. No. 07-006020 - Parcel 32 -42.8079 acres; Acct. No. 07-055708 - Parcel 249- .0015 acres; Acct. No. 07-055668- Parcel 244- 0.1248 acres; Acct. No. 07- 026854- Parcel 60 - .0001 acre and .0013 acre owned and known by Rock Run Road, LLC, et al., Acct. No. 07-009437 - Parcel 0071-1.0035 acres known and owned by Albert Owens and Acct. No. 07-009431- Parcel 0047 - 1.0124 acres owned by Robert Owens, et al., more or less, on Old Schoolhouse Drive, in the Seventh Election District of Cecil County, and in so doing to repeal and re-enact with Amendments Article II., Section 201 records and description of corporate boundaries, of the CHARTER of the Town of Port Deposit finding that the property's proposed rezoning from Cecil County's Northern Agricultural Residential ("NAR") zoning to the Town's High Density Residential District ("RM") zoning upon its annexation will result in substantially different uses or substantially higher density, exceeding 50%, than could be granted for proposed development under the County's NAR zoning, and waiving the five-year hold in accordance with § 4-416 of the Local Government Article of the Annotated Code of Maryland.

Introduced and order posted on May 6, 2025; Public Hearing scheduled on May 20, 2025; and consideration scheduled on May 20, 2025.

Director O'Connor stated that during the introduction of Resolution No. 36-2025 on May 6, 2025, it was noted that the annexation process was complete, and the property is now within the Town of Port Deposit's municipal limits. He stated if Council approves waiver of the 5-year rule rezoning can occur at any point during the upcoming 5-year period.

President Miller noted that the Bainbridge Development Corporation expressed support for the annexation and subsequent development.

Councilwoman Branch noted that the Town of Port Deposit expressed support for the annexation and subsequent development.

Vice President Meffley expressed support for the development project.

Councilwoman Hamilton confirmed that the property zoning designation would remain NAR for 5 years if Council denied the request. Mr. O'Connor answered in the affirmative.

Mr. David Beste, Esquire, representing developer Mr. Joseph Moran, Rock Run, LLC stated the Town of Port Deposit and the Bainbridge Development Corporation support the project.

Hearing no additional comments, President Miller concluded the Public Hearing at 7:49 p.m. and stated Bill No. 36-2025 will be considered this evening.

APPROVAL OF MINUTES

On motion made by Vice President Meffley, seconded by Councilwoman Branch, the Council moved to approve the minutes of the legislative session of May 6, 2025. The motion was approved unanimously.

PUBLIC COMMENTS

Mr. Sean Brimm spoke about the Cecil County Board of Education.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Hamilton thanked those who attended the Legislative Session.

Councilwoman Branch noted that she attended the Voices of Hope banquet on May 16th, and the Scottish Games on May 17th. She announced that May is Small Business Appreciation Month and encouraged everyone to shop at locally owned businesses.

Vice President Meffley stated he is working with Maryland Department of the Environment Deputy Director Suzanne Dorsey regarding water supply issues in the Whitaker Woods neighborhood. He noted that the Maryland Rural Development Council (MRDC) has hired needed staff. Vice President Meffley stated he attended the Conowingo Dam Environmental Information meeting on May 7th.

President Miller stated that he attended the Voices of Hope Banquet on May 16th and Cecil College graduation on May 18th.

INTRODUCTION OF RESOLUTIONS

Resolution No. 40-2025

Council Manager Henson stated for the record:

Resolution No. 40-2025 – Appointment – Electrical Examiners Board – Joseph Johnson, Steve Moon, Richard LeBrun III, and Donald Hicks

A Resolution to confirm the reappointment of Joseph Johnson and Steve Moon, and to confirm the appointment of Richard LeBrun III, to fill terms that will expire on June 3, 2028, and the reappointment of Donald Hicks, to fill a term that will expire on January 4, 2028 to the Electrical Examiners Board.

Introduced and order posted on May 20, 2025; and consideration scheduled on June 3, 2025.

CONSIDERATION OF RESOLUTIONS

Resolution No. 37-2025

Council Manager Henson stated for the record:

Resolution No. 37-2025 – Supplemental Appropriation – Grant Funds – Liquor Board – Tobacco Sales Enforcement Grant – Substance Abuse Prevention and Treatment Federal Block Grant (SAPTFBG).

A Resolution to amend the Annual Budget and Appropriation Ordinance for Cecil County, Maryland, Liquor Board, Tobacco Compliance Checks for fiscal year ending June 30th, 2025, in order to provide up to \$19,000.00 to the Liquor Board the Tobacco Sales Enforcement Grant, Substance Abuse Prevention and Treatment Federal Block Grant (SAPTFBG) as an intra-agency agreement with the Cecil County Health Department. Funding from this grant will be used to complete Tobacco Compliance Checks which activities must be completed by June 30, 2025.

Introduced and order posted on May 6, 2025 and scheduled for consideration on May 20, 2025.
Director of Administration Schneckenburger stated Resolution No. 37-2025 supports the Liquor Board in assisting the Board of Health regarding tobacco compliance checks.
Councilwoman Hamilton made a motion to approve Resolution No. 37-2025, which was seconded by Vice President Meffley.
Roll Call Vote: Hamilton – Y; Culberson – Absent; Branch – Y; Meffley – Y; Miller – Y
Motion was approved 4 – 0

Resolution No. 38-2025

Council Manager Henson stated for the record:
Resolution No. 38-2025 – Appointment – Public Safety Pension Plan Board of Trustees – Raymond Hamm.
A Resolution to confirm the appointment by the County Executive of Raymond Hamm, to serve until his appointment ends or if such Trustee has been designated by a County Officer, until the term of office or appointment of the County Officer who appointed such Trustee ends, to the Public Safety Pension Plan Board of Trustees.
Introduced and order posted on May 6, 2025 and scheduled for consideration on May 20, 2025.
Director of Administration Schneckenburger offered no additional comments.
Vice President Meffley made a motion to approve Resolution No. 38-2025, which was seconded by Councilwoman Hamilton.
Roll Call Vote: Hamilton – Y; Culberson – Absent; Branch – Y; Meffley – Y; Miller – Y
Motion was approved 4 – 0

Resolution No. 39-2025

Council Manager Henson stated for the record:
Resolution No. 39-2025 – Appointment—Economic Development Commission – Kristina Brown
A Resolution to confirm the reappointment by the County Executive of Kristina Brown to the Economic Development Commission with a term to expire on April 1, 2028.
Introduced and order posted on May 6, 2025 and scheduled for consideration on May 20, 2025.
Director of Administration Schneckenburger stated Ms. Brown's service and reappointment to the Economic Development Commission is pursuant to her employment with Delmarva Power.
Councilwoman Branch made a motion to approve Resolution No. 39-2025, which was seconded by Vice President Meffley.
Roll call vote: Hamilton – Y, Culberson – Absent, Branch – Y, Meffley – Absent, Miller – Y
The motion was approved 4 – 0.

Resolution No. 36-2025

Council Manager Henson stated for the record:
Resolution No. 36-2025 – Cecil County Annexation in the Town of Port Deposit
Council Manager Henson requested a deferral of re-reading of the synopsis.
Vice President Meffley made a motion to approve Resolution No. 36-2025, which was seconded by Councilwoman Branch.
Roll call vote: Hamilton – Y, Culberson – Absent, Branch – Y, Meffley – Absent, Miller – Y
The motion was approved 4 – 0.

OLD BUSINESS

FILE: 2025-01 APPLICANT: STEB LLC – Michael F. Sheeron, Managing Partner. PROPERTY LOCATION: 827 W. Pulaski Highway, Elkton, Maryland 21921. Election District: 3, Tax Map: 26, Parcel: 0093. PROPERTY OWNER: STEB LLC. PRESENTLY ZONED: Residential Mixed Use District (RMU). PROPOSED ZONING: Business – General District (BG).

Vice President Meffley made a motion to approve the request based upon a mistake in the original zoning classification, which was seconded by Councilwoman Branch.
Roll call vote: Hamilton – Y, Culberson – Absent, Branch – Y, Meffley – Absent, Miller – Y
The motion was approved 4-0.

ADJOURNMENT

On a motion made by Vice President Meffley, seconded by Councilwoman Hamilton, President Miller adjourned the meeting at 8:08 p.m.

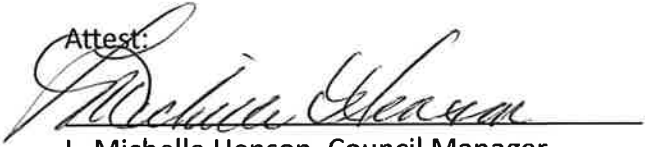
Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, June 3, 2025 at 7:00 p.m. in the Elk Room of the County Administration Building. The legislative session will be livestreamed at the County's webpage at www.ccgov.org/council. The recording and transcription will be uploaded to the County's website as soon as possible.

Approved:



Al Miller, Council President

Attest:



L. Michelle Henson, Council Manager