

Planning Commission of Cecil County

January 21, 2026

Approval of Meeting Minutes

December Planning Commission meeting minutes

A motion for approval of the December minutes as mailed was made by Mr. Carey and seconded by Mr. Walker. Motion carried to approve the meeting minutes as mailed.

Subdivision

No subdivision submittals were received for review by the Planning Commission.

Special Exception

FILE: 4380 - APPLICANT: Aaron Moon – *POSTPONED, from the December meeting.*

FOR: A special exception to operate a home occupation.

PROPERTY LOCATION: 148 Country Side Loop, Elkton, MD 21921, Election District: 3; Tax Map: 20, Parcel: 872, Lot 44.

PROPERTY OWNER: Aaron & Courtney Moon.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Aaron Moon appeared and presented an overview of the application. Mr. Moon stated that he operates a mobile service business that includes parts and materials with any inspections of vehicles occurring at his home. He explained that the vehicles being inspected are diesel trucks that only remain on his property for one to two days.

Through discussion, the Commission determined that Mr. Moon inspects one to two trucks per month, the vehicles are not running during the inspection, they are kept in the garage with the exception of the larger vehicles, and he does not currently have any advertisement signs on the property but would like to place one in the future.

WATER & SEWER PLANNING:

- Water and Sewer have no objection to approval of the special exception.
- Recommendation: The well located in the front yard should be protected from vehicular traffic to prevent contamination or damage.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval for two (2) years.

A motion for approval for two (2) years was made by Mr. Walker.
The motion was seconded by Mr. Carey.

All approve. Motion carried.

The next meeting for this application will be Monday, January 26, 2026, before the Board of Appeals.

FILE: 4384 - APPLICANT: Donna Rynes & Thomas E. Rynes.

FOR: A special exception to operate a private club.

PROPERTY LOCATION: 255 Linton Run Road, Port Deposit, MD 21904, Election District: 7; Tax Map: 23, Parcel: 641.

PROPERTY OWNER: Donna Rynes & Thomas E. Rynes.

PRESENTLY ZONED: Rural Residential, (RR).

William Riddle, Esq. and Donna Rynes, owner, appeared and presented an overview of the application. Mr. Riddle submitted documentation to the Commission explaining that he believes the current special exception approval that Ms. Rynes received in 2007 is still valid therefore making this request unnecessary. He asked the Commission to decide whether this application should be heard. Additionally, he stated that this club has been in operation for approximately 25 years without any complaints from the neighbors. He explained that Ms. Rynes had received recent complaints from a near by neighbor regarding the trash dumpster location and the bright lighting in the parking lot of the club. Mr. Riddle stated that Ms. Rynes has addressed those issues.

Through discussion and testimony it was stated that:

- The club has been in operation since 1999;
- There was a transfer of ownership from Thomas I. Rynes to Donna Rynes and Thomas E. Rynes with the deed being completed in 2014;
- The County believes the applicant should have filed an appeal of the zoning letter to have a dismissal considered;
- The hours of operation are one Friday per month and every Saturday,
- The pool and club are not visible from the road;
- The home on the property is a rental property, and the pool is located behind the rental property;
- A chain link fence adorned with a black drape separates the club property from the adjoining property owner and some of the existing trees have died over the years;
- A new dumpster was placed away from the adjoining property owner;
- The club has security on staff for events that patrol inside the club and outside of the club;
- The pool has been used for fundraisers in the past;
- Disc Jockeys have been used in the past at the pool but are now limited to inside the

club; and

- The most recent special exception approval for the club didn't place any conditions on the club.

WATER & SEWER PLANNING:

Water and Sewer Planning's approval for this special exception is as follows.

- Membership is limited to 100.
- This private social club is not licensed for food preparation.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: Speakers in opposition of this application are as follows: James Linton, Sr., 165 Linton Run Road; Linda Noll, 185 Linton Run Road; Pamela Howard, 378 Linton Run Road; Brian Scramblin, 350 Linton Run Road; Jeff Fuhrmann, 249 Linton Run Road; Diana Gutowski, 410 Linton Run Road; and Darrin Pritchard, 257 Linton Run Road all of Port Deposit, Maryland and Sherry Reed, 4271 Chapel Gate Court of Bel Camp, Maryland. Collectively they are concerned with the volume of traffic, increased noise and trash pollution, periodic gun fire and fireworks coming from the property, hours of operation, illegal food preparation / service, an increase in membership, Ms. Rynes not living on site or operating the club and adult activities displayed around the pool area and on the grounds in and around the club.

RECOMMENDATION:

Staff recommended approval for two (2) years, conditioned on the private club being operated within the 80-ft x 60-ft building on the property.

A motion for disapproval was made by Mr. Carey.
Motion died for lack of second.

No other motion offered; no motion forwarded to the Board of Appeals.

The next meeting for this application will be Monday, January 26, 2026, before the Board of Appeals.

FILE: 4385 - APPLICANT: Henry F. Lapp & John Beiler.

FOR: A special exception to operate a cemetery not located on church grounds.

PROPERTY LOCATION: 845 Warburton Road, Elkton, MD 21921, Election District: 9; Tax Map: 19, Parcel: 184, Lot 6.

PROPERTY OWNER: Henry F. & Katie K. Lapp.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Henry Lapp and John Beiler appeared and presented an overview of the application. Mr. Lapp

explained that his community would like to create a cemetery on his property for the local Amish community, which includes 70-80 families. He stated that an easement would be recorded to allow for the church to access the cemetery for maintenance purposes.

Through discussion it was determined that a Bufferyard would be placed around the cemetery and the location of the cemetery was chosen out of convenience for the visitors and due to the location of the buildings nearby.

WATER & SEWER PLANNING:

- Water and Sewer Planning has no objections to the approval of this special exception.
- The proposal correctly shows that the cemetery will be located at least 200 feet from all wells, rivers, streams, and ponds.
- Reminder: Any future well installations must maintain a minimum distance of 200 feet from the cemetery.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval conditioned on a Bufferyard C being installed between the burial plots and the property lines.

A motion for approval with staff's conditions was made by Mr. Perry.
The motion was seconded by Mr. Walker.

All approve. Motion carried.

The next meeting for this application will be Monday, January 26, 2026, before the Board of Appeals.

FILE: 4386 - APPLICANT: Cecil County Dragway, LLC, c/o Jim Halsey.

FOR: A special exception renewal to hold festivals and events.

PROPERTY LOCATION: 1916 Theodore Road, Rising Sun, MD 21911, Election District: 5; Tax Map: 24, Parcel: 19.

PROPERTY OWNER: Cecil County Dragway, LLC, c/o Jim Halsey.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

POSTPONED, until the March meeting.

FILE: 4387 - APPLICANT: Brenda Wise & Jake Adams.

FOR: A special exception to place a single-wide manufactured home on the property for

agricultural help.

PROPERTY LOCATION: 383 Mount Zoar Road, Conowingo, MD 21918, Election District: 8; Tax Map: 8, Parcel: 9.

PROPERTY OWNER: Lana Brewer.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Brenda Wise, Jake Adams, Patty Sumner and Preston Sumner appeared and presented an overview of the application. Ms. Sumner explained that this home was placed on the property in 2002 through special exception approval. They would like to have it remain as Mr. Adams is a caretaker of the land.

Through discussion it was determined that the special exception approval from 2002 had laps and a renewal was never applied for through the Planning & Zoning division.

WATER & SEWER PLANNING:

- Water and Sewer Planning has no objections to approval of this special exception.
- Reminder: While the fieldwork land evaluation (PERC-25-138) has occurred, the process is incomplete.
- Prior to land evaluation approval, a survey must be submitted showing test pits, all buildings, wells, septic systems, and topography on the site.
- The site evaluation (perc test) must be completed prior to septic permit approval.
- The septic permit must be approved before the division approves their review of the building permit.
- These processes may proceed concurrently.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval for two (2) years.

A motion for approval for two (2) years was made by Mr. Perry.
The motion was seconded by Mr. Walker.

All approve. Motion carried.

The next meeting for this application will be Monday, January 26, 2026, before the Board of Appeals.

General Discussion

None.

Adjournment

Motion for adjournment made by Mr. Walker and seconded by Mr. Rasnake. All approved.
Meeting adjourned at 9:20 p.m.

NEXT PLANNING COMMISSION MEETING: Due to a lack of agenda items, there shall not be a February meeting of the Planning Commission. The next meeting will be on Monday March 16, 2026, at 6:00 p.m. The meeting will be held in the Elk Room at the County Administration Building.

Respectfully submitted,



Jennifer Bakeoven
Administrative / Budget Assistant II
Department of Land Use & Development Services
Division of Planning & Zoning