

Planning Commission of Cecil County

March 18, 2026

Approval of Meeting Minutes

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

2025 Annual Report

2025 Annual Report

Steve O'Connor, Director – Land Use & Development Services, appeared and presented the 2025 Annual Report. The Land Use Article of the annotated Code of Maryland requires the Planning Commission to adopt an Annual Report and file it with the local legislative body by July 1st of each year. In summary, this report includes data concerning Major / Minor Subdivisions, Site Plans, Historic District applications, Rezonings, Agricultural Preservation, Special Exceptions, Variances, Appeals, Building Permits and Zoning Violations.

The 2025 Annual Report also contains the roster for the several commissions and boards that are associated with the Division of Planning & Zoning such as Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Historic District Commission, Agricultural Reconciliation Committee and the staff of the Department of Land Use & Development Services.

The Appendixes include maps highlighting each Election District, and the development activity that occurred within those districts. Other appendices provide greater details regarding Major / Minor subdivision activity, Land Preservation, building permit, Site Plans for Commercial / Industrial / Institutional uses, Zoning compliance and enforcement, Special Exception / Variance / Appeals activities that have occurred with the county.

WATER & SEWER PLANNING:

The Division of Water & Sewer Planning has no comment.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

DECISION:

Staff recommended the adoption of the 2025 Annual Report.

A motion for the adoption of the 2025 Annual Report was made by Mr. Walker. The motion was seconded by Mr. Perry.

All approve. Motion carried.

Subdivision

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

Special Exception

FILE: 4386 - APPLICANT: Cecil County Dragway, LLC, c/o Jim Halsey – *POSTPONED, from the January Planning Commission meeting.*

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).

James Halsey, owner, appeared and presented an overview of the application. Mr. Halsey explained that he would like to renew his special exception approval to hold events at the dragway. The events are separate from regular races held at the site. Events held on site include fundraisers, car shows among others. Mr. Halsey testified that they hold approximately 3-4 events per year.

WATER & SEWER PLANNING:

The Division of Water and Sewer Planning has no objection.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval for five (5) years.

A motion for approval for five (5) 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, March 23, 2026, before the Board of Appeals.

FILE: 4392 - APPLICANT: Noel Burgee.

FOR: A special exception renewal to operate a home occupation.

PROPERTY LOCATION: 80 Egg Hill Lane, Elkton, MD 21921, Election District: 3; Tax Map: 20, Parcel: 41.

PROPERTY OWNER: Bryan Burgee, Jr.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Noel Burgee appeared and presented an overview of her application. Ms. Burgee explained that she is requesting a renewal of her special exception to operate a photography business from her home. She testified that she usually only does seasonal sessions for select holidays. Her hours of operations consist of Saturdays, 10:00 a.m. to 3:00 p.m. with all sessions being held on her

property.

WATER & SEWER PLANNING:

The Division of Water and Sewer Planning has no objection.

COMMENTS IN FAVOR: None.

COMMENTS IN OPPOSITION: None.

RECOMMENDATION:

Staff recommended approval for five (5) years.

A motion for approval for five (5) years was made by Mr. Carey.
The motion was seconded by Mr. Walker.

All approve. Motion carried.

The next meeting for this application will be Monday, March 23, 2026, before the Board of Appeals.

FILE: 4394 - APPLICANT: Kemske & Ferguson c/o Kirsten Frock, President.

FOR: A special exception to place a double-wide manufactured home for agricultural help.

PROPERTY LOCATION: 231 Leeds Road, Elkton, MD 21921, Election District: 3; Tax Map: 20, Parcel: 173.

PROPERTY OWNER: Kemske & Ferguson, c/o Kirsten Frock, President.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

Karl Fockler, Esq., Kirsten Frock and Elmer Welker appeared and presented an overview of the application. Mr. Fockler explained that the applicants had received approval for a power generation facility on their farm. Through that process, the County had discovered several zoning violations on the property. They are requesting approval of the existing double-wide manufactured home that is on the property for Mr. Justin Howell, Mr. Welker's farm hand, to live in the property as he takes care of the working farm. Mr. Fockler explained that this manufactured home was placed without permits; if this request is approved, permits will be obtained. Additionally, Mr. Fockler stated that Mr. Welker had received a special exception for a manufactured home on the property back in 1996, but a home was never placed on the property and the approval has since expired.

WATER & SEWER PLANNING:

The Division of Water and Sewer Planning cannot support this special exception due to:

1. There are four dwellings and four septic systems on this property. However, there is only one approved sewage reserve area and one approved septic system.
2. A 10,000 SF sewage reserve area is required for each dwelling on the property.
Establishment of each 10,000 square foot SRA may require the completion of a site evaluation.
3. Each septic system must be evaluated by MDE licensed third party septic evaluator to

- confirm the septic system is functioning, adequate and meets a four-foot treatment zone.
4. The existing well must meet the required 100' setbacks from all septic systems, meet Certificate of Portability standard and a MDE well-shared agreement.

Should the Planning Commission and the Board of Appeals approve this request, the above-mentioned items must be satisfactorily addressed prior to the issuance of a building permit for the Double-Wide Manufactured home.

Discussion ensued regarding the existing septic systems for this manufactured home and what will be required as this request moves forward.

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. Carey.

All approve. Motion carried.

The next meeting for this application will be Monday, March 23, 2026, before the Board of Appeals.

FILE: 4395 - APPLICANT: Bohemia Manor Farms RE, LLC - POSTPONED, until the April Planning Commission meeting.

FOR: A special exception to hold festivals and events.

PROPERTY LOCATION: 237 Bohemia Manor Farm Lane, Chesapeake City, MD 21915, Election District: 2; Tax Map: 52, Parcel: 28.

PROPERTY OWNER: Bohemia Manor Farms RE, LLC.

PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

General Discussion

Adjournment

ADJOURNMENT:

Motion for adjournment made by Mr. Perry and seconded by Mr. Walker. All approved.

Meeting adjourned at 7:00 p.m.

NEXT PLANNING COMMISSION MEETING: The next meeting will be on Monday, April 20, 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