

# Planning Commission Meeting

Wednesday, December 3, 2025

Present: Rick Webster, Lee Adams, Dan Malloy, Susan Trentham, Amber Durand, Bill Staker, Tonya Lockwood, Rob Bernstine, Genevieve Macfarlane

Absent:

Chair Rick Webster called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

*October 1, 2025*

**Motion** Lee Adams made a motion, seconded by Dan Malloy to approve the minutes from the October 1, 2025. Meeting. All in favor, motion carried.

## **Action Items:**

*File 2024-005 – Preliminary Review – Chesapeake Village II*

Amy DiPietro (Morris and Richie) was here to give a presentation on the project. Also in attendance for the project was Mike Dropik from LGI Homes. They provided an executive summary of the project and detailed the steps gained since the Concept Review held in October 2024. The site plan remains relatively the same as the original version, with 68 villa style town homes with rear parking, and 2 parking spaces per residence with 48 additional visitor spaces. They are no longer requesting garages for interior units, only end units, they will request parking pads for interior units. This is to abide by the Town Code for lot coverage. If the Zoning Code changes prior to Final Approval, they may go back to garages for all units. They did display renderings of the units and will likely have 4 versions, so each grouping won't look exactly the same as the one next to it. They provided the requested Traffic Study. They also have a concept Stormwater Management Plan submitted with Cecil County, they will need a modification of the town buffer requirement of 300' to 100' from the Town Code. They will need to prove one of three required findings of fact listed in 120-6.1.2.C of the Town Code.

**Motion:** Dan Malloy made a motion, to Deny the Preliminary Site Plan for File 2024-005 – Chesapeake Village II. No Second, Motion dies.

**Motion:** Lee Adams made a motion, seconded by Bill Staker to approve the Preliminary Site Plan for File 2024-005 – Chesapeake Village II. Lee Adams, Rick Webster, Bill Staker, Susan Trentham in favor, motion carried. Dan Malloy, against. Amber Durand, abstained.

**Motion:** Lee Adams made a motion, seconded by Bill Staker to approve the waiver to the modification of the required stream buffer stated in 120-6.1.2.C of the Town Code, based on the finding of fact listed in 120-6.1.2.C.1 and 2 which were proven true. Lee Adams, Rick Webster, Bill Staker, Susan Trentham in favor, motion carried. Dan Malloy, against. Amber Durand, abstained.

## **Discussion Items**

## **Zoning Administrator Report:**

Report was distributed to the Commission.

**Adjourn:**

**Motion:** Lee Adams made a motion, seconded by Amber Durand to adjourn the meeting at 7:00 pm. All in favor, motion carried.

*\*An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair