



Planning Commission
Department of Planning, Housing, and Zoning

COUNTY COMMISSIONERS HEARING ROOM
400 HIGH STREET
CHESTERTOWN, MARYLAND

Agenda

Thursday, November 6, 2025 - 1:30 PM

MINUTES

October 2, 2025

APPLICATIONS FOR REVIEW

1. 23-34: Morgnec Road Solar, LLC – Major Site Plan – Gateway Amenity Location
Map 37, Parcels 40 and 174 near Chestertown – Fourth Election District – IV, CR, RR,
and RCD
PC Decision
2. 25-47: Kent County Government/Richardson Fresh Ponds, LLC – Major Site Plan
(Concept) – New Millington WWTP Map 31, Parcel 6 – First Election District – Zoned
MXD and MXDCA
PC Review
3. 25-48: TPE MD KE51/William M. Chance, Jr., Successor Trustee – Major Site Plan
(Concept) – Utility Scale Solar Facility
10066 Peacock Corner Road, Millington – First Election District – Zoned AZD
PC Review
4. 25-49: Melissa Kidd - Special Exception and Variance – Commercial Dog Kennel
7515 Poplar Avenue, Chestertown – Seventh Election District – Zoned CR
PC Recommendation to BZA
5. Millington Water and Sewer Plan Amendment
301 Economic Development Corridor Water and Sewer Service Area
PC Recommendation to County Commissioners

PUBLIC HEARINGS

1. 25-51: Pneuma Solventless – Zoning Text Amendment
Cannabis Processor in C, CCA, EC, ECCA, MXD, MXDCA
PC Recommendation to County Commissioners

GENERAL DISCUSSION

1. Betterton 2025 Comprehensive Plan

STAFF REPORTS

ADJOURN

Members of the public are welcome to attend meetings in person or via conference call.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **526 342 689#**

PHONE PARTICIPATION – Members of the public are asked to mute their phones/devices, until the Chair opens the floor for comment. Please note that phone participation is dependent on service carriers and internet providers; this option may not be available for all meetings or be available during the entire meeting. In-person attendance is always recommended.

ONLINE VIEWING – Please note that although many meetings are recorded, the availability of online video is dependent on internet availability and functionality. Some members of the public may be able to watch a live video feed and/or view the video after the meeting on the County's website. The live stream will be seen only on the public portal. Live Stream and video archives will be available through the CivicPlus Public Portal with the corresponding agenda and minutes at this site: <https://kentcountymd.portal.civicclerk.com/>.

PROTOCOL – Meetings are conducted in open session unless otherwise indicated. All or part of the meetings can be held in closed session under the authority of the MD Open Meetings Law by vote of the members. Breaks are at the call of the Chair. Meetings are subject to audio and video recordings. All applicants will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations.