

Town of Sudlersville
Planning Commission Meeting
May 23, 2022

Call the meeting to order

Pledge of Allegiance

Approval of minutes from March 17, 2022 meeting

Administrator– Update

Old Business- 106 Charles Street Property

Workshop- Sustainable Community Renewal

Public Comment-

Next Meeting – June 16, 2022

Adjournment-

Sudlersville Planning Commission
Meeting Minutes-March 17, 2022

The Planning Commission meeting was called to order at 7:00pm by Reese Coleman. Those present were: Commissioner Lauren McMullen, Commissioner Carrie Comegys, Reese Coleman, Faye Williams, Andi Haag, Virginia Albers, Desiree Mountain, Michael Rothstein.

The February 17, 2022 meeting minutes were drafted by Virginia Albers and disseminated for review. A motion was made by Andi and seconded by Faye to approve the February 17, 2022. The motion passed.

Michael Rothstein and Desiree Mountain from Genuine Care Consulting, LLC provided a presentation for a facility just purchased to 106 Charles Street Certificates, LLC. This would be a Rehabilitation/Substance Abuse facility after detox. After completing a 28 day program, this is the next step and is 3 to 6 months long. There would be Behavioral Technicians, Therapists, security on site, nurse on site and a Doctor on call. This parcel is zoned for 16 beds and is appropriate for this type of facility. They now have 16 beds but would eventually increase to the 26. Working clients, case management services, vocation training, curfew, 24 hour supervision, All Medicaid funded-no private insurance is permitted. Male only facility for now. Age group is usually under 30. Family only for counseling-no guests. Need an agreement to cooperate with Health Department in Queen Anne. Previous Assisted Living Facility. Andi stated that this would be between two schools-would there be any background checks on them? Yes. Success rate is about 72%. Can pull from everywhere in Maryland, would like to stay confined to Eastern Shore. They can work but would need their own transportation. Curfew is at 10pm. Works on strikes out policy-3 strikes you are out. Name of treatment center is Affinity.

Reese-we are a small community and do not want to see any issues with vandalism or trespassing. (No sex offenders or violence offenders permitted. They don't do no w)
Reese asked about the parking spots.

Security cameras and swipe cards to access the building.

State license will come after Agreement to Cooperate for QAC Health Department.

Reese thanked them for their presentation.

Lauren-came to listen. She thinks what they are doing is manageable.

Sounds well done. Very similar to her line of work. Should be a safe environment for neighbors.

Reese-they need to file a Special Exception Form with the Sudlersville. A form prescribed by the Planning Commission. We need to run by the Town Commissioners to get their thoughts. Reese asked Virginia to what "E" Conditions stands for.

Subdivision Booklet-We will use a guideline for new sub-divisions.

Administator/Codes Update

1. 106 E. Church Street (Chavez) submitted a permit for the dormers and an electrical permit. I contacted First State to Inspect. All passed.
2. 108 E. Main Street (Turnmore)-previously sent certified letter and a phone call. No compliance
3. 101 S. Church Street (Meisling)-Spoke to owner-her daughter still lives there. Got a phone call-building was hit a second time by a tractor-trailer.
4. Sent Attorney Yeager our revisions marked in red for Public Works Agreement Draft.
5. 7 Acre parcel owned by the Town. 3 bids. HD Myles was awarded with a bid of \$125,000
6. Small strip owned by the Town. One bid. Chavez for \$500.
7. 107 S. Church Street-Porch redo. Sent owner a citation. He paid citation and porch is almost complete.
8. 103 Miller Street-Certified letter for in-operable/untagged vehicles.
9. Maple Avenue-issues with dogs urinating and fesses not picked up.
10. Phone call-lose dogs and free-range chickens. Asked me to post in a newsletter
11. Met with Dave Dahlstrom from State of Maryland Department of Planning. Sustainable Community status needs to be updated. Need assistance.
12. Sudlersville Volunteer Fire Company submitted a permit to re-do their sign. After a discussion. No height, size change or location change. I stated no permit necessary.

Virginia reported to the Planning Commission that Sudlersville's Sustainable Community status needs to be updated. She made copies to send home with the Commission to review and discuss at next month's meeting.

Andi made a motion, which was seconded by Faye to adjourn the meeting at 8:08 pm.

Respectfully submitted,
Virginia L. Albers



Virginia Albers
Town Administrator
May 2022

1. 103 Miller Street-Certified letter for in-operable/untagged vehicles.
(2 untagged vehicles left)
2. Final Inspection for 414 S Church Street
3. Porch permit for 203 S. Church Street
4. HVAC Permit for 200 W Main Street
5. Mutchler-plumbing lines-no permit needed
6. 109 West Main-Violation letter for grass and hole in the roof
7. Mowing letter 207 E. Main Street(mowed) and loose tin on roof
8. Working with Rebecca on Sustainable Community Plan