

**HEBRON PLANNING  
COMMISSION MEETING  
May 13, 2021  
AGENDA**

**Call to Order 7:00 pm**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of Minutes – March 11, 2021**

**OLD BUSINESS**

- 1. Porter Mill Solar Farm**
- 2. Commission Vacancy**
- 3. Code Enforcement – Update**

**NEW BUSINESS**

- 1. Open Table Discussion**

**OTHER – N/A**

**Good of the Order**

**Adjournment**

**Agenda subject to change**

**Hebron Planning Commission  
100 North Main Street  
Post Office Box 299  
Hebron, Maryland 21830**

**Minutes of the Hebron Planning Commissioner Regular Meeting As Held on  
May 13, 2021**

**Call to Order**

The Meeting was called to order at 7:00 p.m. by Commission President John Holston with Members Amelia Handy and John Parsons present. The Pledge of Allegiance to the Flag was recited by all who were in attendance.

**Agenda**

The Agenda for the meeting was presented. Member Handy made a Motion to approve the Agenda as presented and was seconded by Member Parsons. The Motion was passed unanimously and the Chair voted Aye.

**Minutes**

There were no minutes presented for the prior meeting of the Planning Commission for the meeting that was held on March 11, 2021.

**Old Business**

1. Porter Mill Solar Farm

Representatives from the Porter Mill Solar Farm project presented two (2) options for areas available for commercial uses in the acreage, each of which had 15 acres available. It was noted that approximately 14.5 acres had been cleared on the East side of Md 347, or Main Street as it extends to U. S. Route 50. It was also noted that there should be fewer than 100 yards from the East side to water and sewer lines. In one of the options there would be approximately a 700-foot frontage on U. S. Route 50. Of the 14.5 acre plot, approximately 13 acres are usable for commercial development and that there would have to be a 25-foot buffer to the wetlands. Bob Holloway advised that he did not know what kind of development would be in that 14.5 acre plot. He had inquired of Wawa and had not heard back from them. Early on he had inquired of Randy Bendler about Royal Farms and only knew that they were not interested because of the possibility of such around Mardela. Issues which were confronting the development included the fact that

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there was no left turn on U. S. Route 50 at Main Street. Dollar General was a possibility, but that would be at a lower rental value. They did advise that they were not married to the 5-acre number, but that they would leave out 5-acres, no matter what. They did advise, upon questioning, that they may be able to enlarge the 5-acre parcel to a 15-acre parcel. They will extend the water and sewer if the price is reasonable. Phil Parker will be surveying the property.

### **2. Planning Commission Member Vacancy**

Jason Morris was present and he observed the process. He advised President Holston that he would advise him of his decision to be or not to be a Member of the Planning Commission before the next Hebron Commissioners meeting.

### **3. Code Enforcement**

Currently Mindy, the Town Clerk, is doing it. Commissioner President Dwyer is in discussions with the County to have them do it.

## **New Business**

### **1. Open Table Discussion**

The members briefly discussed the possible commercial activity taking place at 115 Lillian Street.

## **Adjournment**

At 8:04 pm, a Motion to Adjourn was made by Member Handy and seconded by Member Parsons. The Motion was passed unanimously and the Chair voted aye.

Respectfully submitted,

/s/

Steven D. Cox, Esquire, Temporary Acting Secretary