



Talbot County Short-Term Rental Review Board
Minutes
Thursday, June 22, 2023 at 1:00 p.m.
Talbot County Government Offices, Conference Room 1
215 Bay Street, Easton, Maryland 21601

Attendance:

Commission Members:

Cindy Reichart, Chairperson
Keith Watts- via telephone
Michele La Rocca
David McQuay

Staff:

Rebecca Guay, Esquire
Bryce Yelton, Assistant Planning Officer
Brennan Tarleton, Planning Officer
Jennifer Collins, Administrative Assistant

1. **Call to Order** – The Chair called the meeting to order on June 22, 2023 at 1:00 p.m.

2. **Minutes** –The minutes for the May 18, 2023 meeting were accepted.

3. **Administrative Matters** – None

4. **Old Business**

a. **Applicant:** Andrew and Margaret Warrell
File No.: STN-23-20
Agent: Flaneur, The Vacation Rental Company, Jennifer Brown
Request: Short-Term Rental License - primary dwelling
Location: 24047 N Porters Creek Lane, St. Michaels MD 21663
Zoning: Map 22, Parcel 306, Lot 1; Zone: RR

Staff Presentation:

Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Brendan Mullaney, MCallister Detar Showalter & Walker
Flaneur, The Vacation Rental Company, Jennifer Brown

Public Comments:

E A Schaefer III- in person and submitted letter
Blanche- submitted letter
Lester and Josie Clippinger- submitted letter
Jim and Dolores McConnell- submitted letter
John and Lydia Brenner- in person and submitted letter
Philip and Karen Morrison- submitted letter

Ms. La Rocca made a motion to approve the STR application for three bedrooms located at 24047 N Porters Creek Lane, St. Michaels MD 21663

53 **Applicant to add no jet skis, all parking on site, correct the maximum**
54 **occupancy to (6) on the lease and with staff conditions; based on the**
55 **following findings**

- 56 **1. The application is complete.**
57 **2. No false, inaccurate, incomplete, or incorrect statements were made in**
58 **connection with the application.**
59 **3. Applicant complied with all notice requirements.**
60 **4. Issuance of the license would not unduly disturb the peace of the**
61 **neighborhood**
62 **5. In the Board's discretion, no other substantial reasons exist to support**
63 **denial of the license.**

64 **Motion seconded by Mr. Watts. The motion carried.**

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66 Vote 4-0
67 FOR: 4- Reichart, McQuay, Watts, La Rocca
68 AGAINST: 0
69 ABSTAIN: 0
70 ABSENT: 1 Witte Suss
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72 **5. New Business**

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74 **a. Applicant:** Jennifer and Gary Vogel
75 **File No.:** STN-23-22
76 **Agent:** George Short
77 **Request:** Short-Term Rental License - primary dwelling
78 **Location:** 7791 Tilghman Island Rd, Sherwood, MD 21665
79 **Zoning:** Map 30, Parcel 3; Zone: RC
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81 **Staff Presentation:**

82 Bryce Yelton presented the staff report for the Short-Term Rental (STR) license
83 application.
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85 **Applicant Presentation:**

86 Gary Vogel
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88 **Public Comments: None**
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90 **Ms. La Rocca made a motion to approve the STR application for six**
91 **bedrooms located at 7791 Tilghman Island Rd, Sherwood, MD 21665 with**
92 **staff conditions; Applicant to correct maximum occupancy from (12) adults**
93 **to (12) persons excluding infants under eighteen months on the lease.**

94 **Approval based on the following findings**

- 95 **1. The application is complete.**
96 **2. No false, inaccurate, incomplete, or incorrect statements were made in**
97 **connection with the application.**
98 **3. Applicant complied with all notice requirements.**

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- 4. **Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. **In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. McQuay. The motion carried.

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| Vote | 4-0 |
| FOR: | 4- Reichart, McQuay, Watts, La Rocca |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 1 Witte Suss |

- b. Applicant:** Kathy Grudzien
- File No.:** STN-22-40
- Agent:** Chesapeake Bay Real Estate Plus LLC, Dawn Lednum
- Request:** Short-Term Rental License - primary dwelling
- Location:** 21358 Bay Front Dr. Tilghman, MD 21671
- Zoning:** Map 44A, Parcel 230, Lot 1; Zone: VM

Staff Presentation:
Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:
Dawn Lednum, Chesapeake Bay Real Estate Plus LLC

Public Comments: None

Ms. La Rocca made a motion to approve the STR application for three bedrooms located at 21358 Bay Front Dr. Tilghman, MD 21671 with staff conditions; based on the following findings

- 1. **The application is complete.**
- 2. **No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. **Applicant complied with all notice requirements.**
- 4. **Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. **In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. McQuay. The motion carried.

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| Vote | 4-0 |
| FOR: | 4- Reichart, McQuay, Watts, La Rocca |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 1 Witte Suss |

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- c. **Applicant:** John Dabney & Samantha Siranli
- File No.:** STN-23-12
- Agent:** Chesapeake Bay Real Estate Plus LLC, Dawn Lednum
- Request:** Short-Term Rental License - primary dwelling
- Location:** 7670 Quaker Neck Rd. Bozman, MD 21612
- Zoning:** Map 31, Parcel 91, Zone: RR

Staff Presentation:

Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Dawn Lednum Chesapeake Bay Real Estate Plus LLC

Public Comments: None

Mr. Watts made a motion to approve the STR application for four bedrooms located at 7670 Quaker Neck Rd. Bozman, MD 21612 with staff conditions; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. Applicant complied with all notice requirements.**
- 4. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. In the Board's discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. McQuay. The motion carried.

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| <u>Vote</u> | 4-0 |
| FOR: | 4- Reichart, McQuay, Watts, La Rocca |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 1 Witte Suss |

- d. **Applicant:** WHB Partners LLC
- File No.:** STN-23-9
- Agent:** Tracy Wagner
- Request:** Short-Term Rental License -- primary dwelling
- Location:** 25881 Royal Oak Road, Royal Oak, MD 21662
- Zoning:** Map 40, Parcel 136; Zone: VH

Staff Presentation:

Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

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Applicant Presentation:
Tracy Wagner
Peter Cotter, Parker Counts

Public Comments:
Clint Wadsworth- submitted letter
Scott and Susan Kilmon- submitted letter

Mr. McQuay made a motion to approve the STR application for three bedrooms located at 25881 Royal Oak Road, Royal Oak, MD 21662 with staff conditions. Applicant to correct maximum occupancy to (6) on lease; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. Applicant complied with all notice requirements.**
- 4. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. In the Board's discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. Watts. The motion carried.

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| <u>Vote</u> | 4-0 |
| FOR: | 4- Reichart, McQuay, Watts, La Rocca |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 1 Witte Suss |

- e. Applicant:** Blue Horizon Bozman LLC
- File No.:** STN-23-26
- Agent:** Eastern Shore Vacation Rentals, Catherine Lawson
- Request:** Short-Term Rental License – - primary dwelling
- Location:** 7177 Bozman Neavitt Rd, Bozman MD 21612

Zoning: Map 39, Parcel 206; Zone: RC

Staff Presentation:
Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:
Catherine Lawson, Eastern Shore Vacation Rentals
Stephen Masciola

Public Comments: None

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Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 7177 Bozman Neavitt Rd, Bozman MD 21612 with staff conditions; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. Applicant complied with all notice requirements.**
- 4. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. In the Board's discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. McQuay. The motion carried.

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| Vote | 4-0 |
| FOR: | 4- Reichart, McQuay, Watts, La Rocca |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 1 Witte Suss |

6. Other Matters for Discussion –

- a. A public Short Term Rental meeting regarding “new” applications will occur at 1: 00 pm. July 13, 2023 and August 10, 2023. A closed meeting will occur for administrative matters at 11:00 am. July 13, 2023.

7. Adjournment - The Chair called the meeting to adjourn.

Read and approved by the Board on 27th June 2023



Chairperson Signature