



Minutes of Town Meeting August 3, 2026

President Charles M. Rhodes, Jr. called the meeting to order at 6:00 p.m. Present were Commissioner John P. Griffin, Jr., Commissioner Matthew Tuma and Town Administrator Kyle Ambrose.

Commissioner Griffin led those in attendance in the Pledge of Allegiance.

Commissioner Griffin moved to accept the minutes of July 6, 2026, as presented. Commissioner Tuma seconded the motion. The motion passed 3-0.

Committee Reports:

Planning and Zoning: Chairperson Janet Rochester, stated that the Planning Commission recently had discussions regarding Accessory Dwelling Unit legislation that has been forwarded to the Town Commissioners. She also advised that the next Planning Commission meeting is Monday, October 26, 2026, at 6:00 p.m.

Board of Appeals: Mr. Ambrose advised that the Town received a variance request from the resident at 108 Wilson Lane, however, the date and time of the Board of Appeals meeting is currently pending due to members' availability and schedules.

Budget Status Report: Each Commissioner received copies of the General and Sewer Accounts and reviewed same.

Unfinished Business:

Maryland Food Bank Food Truck: Mr. Ambrose advised that the Food Truck is scheduled to be in Church Hill on Wednesday, August 9, 2026, from 12:00 p.m.- 2:00 p.m. at Church Hill Park.

QAC Library Book Mobile: Mr. Ambrose advised that the Book Mobile is scheduled to be in Church Hill on Thursday, August 13th and 27th, 2026, from 2:45 p.m.- 3:45 p.m. on the corner of Main Street and Church Lane.

Other: None

New Business:

Correspondence: None

Ordinance No. 192/26 Accessory Dwelling Units: An ordinance of the Commissioners of the Town of Church Hill, Maryland amending the code of the Town of Church Hill, Chapter 75 "Zoning," § 75-50 land uses by district, § 75-61 specific conditions for certain uses," § 75-97 "off-street parking areas required," and § 75-187 "definitions" to define and authorize accessory dwelling units in those zones

that permit single family dwelling units subject to the restrictions set forth in the Town zoning ordinance as required by state law, and all things generally relating to accessory dwelling units.

Commissioner Griffin made a motion to introduce Ordinance No. 192/26. Commissioner Tuma seconded the motion. The motion passed 3-0.

Planning and Zoning Commission Reappointments: President Rhodes advised that Planning Commission Member, Marion Chance's term is now up and needs to be reappointed. Commissioner Tuma made a motion to reappoint Planning Commission Member Marion Chance. Commissioner Griffin seconded the motion. The motion passed 3-0.

Board of Appeals Appointments: President Rhodes advised that Board of Appeals member, Bruce Thomas' term is now up and needs to be reappointed. President Rhodes also stated Mr. Thomas would like to serve as an alternate member. Commissioner Griffin made a motion to reappoint Bruce Thomas to the Board of Appeals as an alternate member. Commissioner Tuma seconded the motion. The motion passed. 3-0.

President Rhodes stated that the reappointment of Bruce Thomas as an alternate created a vacancy on the Board of Appeals. He also advised Town resident, Chris Coursey, indicated he would be willing to serve as a regular member on the Board of Appeals. Commissioner Griffin made a motion to appoint Chris Coursey to the Board of Appeals. Commissioner Tuma seconded the motion. The motion passed 3-0.

QAC Community Parks and Playground (CPP) FY2028 Grant Application: Commissioner Tuma made a motion to support and sign the application from Queen Anne's County for a Parks and Playground Grant from the State. Commissioner Griffin seconded the motion. The motion passed 3-0.

Talkie Communications Wireless Service: Representative, Mike Arscott of Talkie Communications, described the work being completed at the Waste Water Treatment Plant tower to install a wireless transmitter. He stated that the Town of Millington had great success with the new wireless transmitter. The speeds that the transmitter will produce would be 200mbps to 1GB download speed. He also advised that the range would be a 2-mile radius around the transmitter for both Town and County residents.

Sewer System:

Flow Reports: Each Commissioner received copies and reviewed same.

Proposed WWTP Upgrade: President Rhodes advised that the contractors have been communicating with each other and plan to start work this week, August 3, 2026.

Other: None

Comments: Resident Kevin Guertin, 550 Main Street, updated the Town Commissioners regarding a specific type of pesticide and herbicide to deter the spotted lantern flies as well as spraying the invasive tree of heaven. He stated that it has been very efficient and would be a good recommendation to anyone wanting to get rid of the invasive spotted lantern flies and the invasive trees.

Commissioner Tuma made a motion to adjourn the Town meeting. Commissioner Griffin seconded the motion. The motion passed 3-0. The meeting was adjourned at 6:37 pm.

The next Town Meeting is scheduled for Monday, August 31, 2026, at 6:00 p.m.

Respectfully submitted,

Kyle Ambrose,

I hereby certify that the foregoing is a true and accurate record of the open Town Meeting held by the Town Commissioners of Church Hill on Monday, August 3, 2026, at 6:00 p.m.

Charles M. Rhodes, Jr.
President