

Critical Area Commission
Chesapeake and Atlantic Coastal Bays
Meeting held via Google Meet

July 1, 2026

Program Implementation Committee Minutes

Committee Members in Attendance: *Bunker (Chair), Burris, Etherton, Herr-Cornwell, Gerthoffer, McCall, Mulkey, Richards, Rodvien, Wilson*

Guests: Henry Eure (Town of Princess Anne), Peterallen Hirschhoff (City of Crisfield),

1. Welcome and Roll Call:

- Charlotte Shearin called the meeting to order and confirmed a quorum. Ms. Shearin noted that the meeting was streamed live to the public, and captioned minutes would be made available on the Commission's website.
- Commissioner Bunker, Committee Chair, welcomed all attendees.

2. Approval of Minutes from May 20, 2026

- Motion to Approve: Commissioner Mulkey
- Second: Commissioner McCall
- Vote: The minutes were approved unanimously.

3. REFINEMENT – MOTION REQUIRED: City of Crisfield – Comprehensive Review

Presenter: Annie Sekerak. Recommend Concurrence with the Chair's determination of refinement; Approval with conditions.

Ms. Sekerak presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The City of Crisfield recently completed an effort to comprehensively review and update their Critical Area program as required by State law. On February 11, 2026, the Mayor and City Council of the City of Crisfield voted to update the City's Critical Area program through the adoption of Ordinance No. 735. The proposed updates ensure compliance and consistency with the Critical Area law and regulations.

Discussion: None.

Motion to concur: Commissioner Wilson moved to concur with the Chair's determination of refinement and to approve.

Second: Commissioner Rodvien

Motion passed unanimously.

4. REFINEMENT – MOTION REQUIRED: City of Crisfield – Boundary Map Update

Presenter: Annie Sekerak. Recommend Concurrence with the Chair's determination of refinement; Approval.

Ms. Sekerak presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The City of Crisfield is requesting approval of an update to their Critical Area map. Under Critical Area law and COMAR 27.01.11, each local jurisdiction is required to update the 1,000-foot Critical Area boundary using the best available information and technologies every 12 years. This is the first boundary line update for the City of Crisfield. The update resulted in an 11-acre gain and a 14-acre loss, with a net change of three (3) less acres in the City's Critical Area. These changes are primarily due to the lack of refined imagery and data when the Critical Area Boundary was originally mapped. Certain parcels were excluded from Critical Area requirements with the original mapping.

Discussion:

Commissioner Gerthoffer asked for historical context regarding the excluded areas. Ms. Hoerger explained that in 1988, municipalities with fully or partially developed urban areas (at least 50% developed) could request exclusions if alternative environmental laws managed stormwater and habitat protections. **Commissioner Wilson** noted that smart growth principles heavily encourage keeping density and development within municipal boundaries near existing infrastructure.

Motion for Concurrence: Commissioner Rodvien

Second: Commissioner Gerthoffer

Vote: All in favor. Motion passed unanimously.

5. REFINEMENT – MOTION REQUIRED: Town of Princess Anne – Comprehensive Review

Presenter: Jamileh Soueidan. Recommend Concurrence with the Chair's determination of refinement; Approval with conditions.

Ms. Soueidan presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The Town of Princess Anne recently completed an effort to comprehensively review and update their Critical Area program as required by State law. On December 1, 2025, the Princess Anne Town Commissioners voted to amend the Town's Critical Area program within the Princess Anne Town Code (Chapter 61) through the adoption of Ordinance No. 2025-04. The proposed updates ensure compliance and consistency with the Critical Area law and regulations.

Discussion: None.

Motion for Concurrence: Commissioner Richards

Second: Commissioner Etherton

Vote: All in favor. Motion passed unanimously.

6. REFINEMENT – MOTION REQUIRED: Town of Federalsburg – Comprehensive Review

Presenter: Jon Coplin. Recommend Concurrence with the Chair's determination of refinement; Approval with conditions.

Mr. Coplin presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The Town of Federalsburg (Town) recently approved Ordinance 26-01, which updated the Town's Critical Area program in compliance with Natural Resource Article 8-1809 (g). The updated ordinance was approved by the Town's Council on February 18, 2026.

Discussion:

Commissioner Wilson requested that for future comprehensive reviews it would be helpful to have simple maps showing the old boundaries and new ones. Mr. Coplin thanked him for the suggestion and said that he will be sure both are included.

Motion for Concurrence: Commissioner Gerthoffer

Second: Commissioner McCall

Vote: All in favor. Motion passed unanimously.

Meeting adjourned at 1:35.

Next meeting of the Project Committee will be on August 12, 2026.