QUEEN ANNE’S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, FEBRUARY 14, 2019

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS
The following officers were elected:
Commissioner Reiss – President
Commissioner Dobson – Vice President
Commissioner Leigh – Secretary
John Shelton – Clerk

PUBLIC COMMENTS
Jay Falstad, expressed concern regarding the Jamal project in particular, but for all future development particularly on Kent Island, regarding buffer area sediment washout and opined that stricter requirements should be required.

MEETING MINUTES REVIEW
Meeting minutes review and approval.
December 2018 Planning Commission Minutes were approved as presented.

EXTENSION REQUESTS:

MAJOR SITE PLAN #05-16-08-0008-C
Mears Point Associates
Update the Planning Commission on their progress
No action taken.

UPDATES:
Legislation and Legal Matters
Director Michael Wisnoski provided the following updates;
(A) Board of Washington County v. Perennial Solar – Mr. Drummond filed motion on behalf of Queen Anne’s and Kent Counties which was granted on February 4, 2019.
Mr. Drummond added that he filed a Petition for Writ of Certiorari to attempt to join and support Amicus Curie which was granted. Briefs are due next month for Washington County and in April for Perennial Solar and Queen Anne’s and Kent Counties. Mr. Drummond added that Senator Hershey has introduced legislation which would require local zoning approval prior to Public Service Commission process.

(B) Citizen Sponsored Text or Map Amendments – as of yesterday there were none filed, however the deadline is today, and we are expecting a few to be filed.

(C) 5G Small Cell Legislation – (1) Senate Bill: MACO Bill requires conformance with local zoning and allows for fee collection and (2) House Bill: Bypasses local zoning allowing them to do whatever they want.

(D) Environmental Bills – There are a handful of bills pertaining to the environment including funding for Conowingo Dam cleanup, Right to Clean Air, Water and Healthy Environment and, requirement for no net loss of Forests policy.

9:00 A.M.

PUBLIC HEARING
Map Amendment 19-05 - Pursuant to Article XIV Sections 14:1-71, 14:1-72, 14:1-73 and 14:1-74 of Chapter 14 the Chesapeake Bay Critical Area Act of the Queen Anne’s County Code, the Planning Commission holds a public hearing pertaining to the Buffer Exempt Area (BEA) by replacing the BEA with a Modified Buffer Area (MBA) to be incorporated into the comprehensive Critical Area Boundary line adjustments and to establish the digitally generated, geo-referenced Modified Buffer Area (MBA) within the 1,000 foot critical area overlay designations that delineate Intensely Developed Areas (“IDA”), Limited Development Areas (“LDA”) and Resource Conservation Areas (“RCA”).

Helen M. Spinelli, AICP, Principal Planner
Samuel Stanton, GIS Coordinator

Favorable recommendation to the Queen Anne’s County Commissioners for adoption.

TEXT AMENDMENT/COUNTY ORDINANCE


Helen M. Spinelli, AICP, Principal Planner

Favorable recommendation to the Queen Anne’s County Commissioners for adoption.

BREAK

PROJECTS:

MAJOR SITE PLAN #SP-18-09-0010
Kingstown Storage
6420 Church Hill Rd, Chestertown
Proposing to construct two (2) 9,000 sq. ft. climate controlled storage facilities.
Requesting Major Site Plan Approval
DMS & Associates, LLC
Rob Gunter, Senior Planner

Major Site Plan approval granted with conditions.

CONCEPT PLAN #CP-17-09-0003-C
Jemal’s of Kent Narrows, LLC
59 Piney Narrows Road, Chester
Proposing to construct six (6) mixed use buildings that will consist of commercial apartments as well as retail and office space, new community amenities and the associated parking.

**Parking Reduction request withdrawn by the applicant.**
**Shore Buffer reduction approval granted.**
**Bonus Height approval granted.**
**Concept Plan approval granted with conditions.**

**ACTION ITEM:**

Establishing height limitation’s on certain lots within the Gibson’s Grant PUD Development.
E. Michael Wisnosky, Director
**Tabled to March Planning Commission meeting to allow time for agreement to be reached between developer and current homeowners.**

**MISCELLANEOUS STAFF ITEMS –** **None.**

**PUBLIC COMMENTS –** **None.**

**NOTE:** **PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 45 MINUTES PRIOR TO THE MEETING.**