



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

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**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

TEXT AMENDMENT/ COUNTY ORDINANCE #19- 04- Revisions to Chapter 18 APP: APPENDIX A: GLOSSARY: TRUCK STOP AND TRAVEL PLAZA definition.

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.

Requesting Concept Plan approval, parking reduction under 18:1-83.A.(2), bonus height approval for up to 48' under 18:1-26.N(1)(c)[2], and a reduction of the 300' shore buffer under 18:1-67.B(3).

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.