



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

County Administrator: Todd R. Mohn, PE | Executive Assistant to the Commissioners: Margie A. Houck | County Attorney: Patrick Thompson, Esquire

## COUNTY COMMISSIONERS AGENDA TUESDAY, AUGUST 22, 2023 LEGISLATIVE DAY

These meetings are streamed live on our QAC Website at [www.qac.org/live](http://www.qac.org/live) and broadcasted on QACTV's Television channel on Breezeline cable channel 7 or in HD 507.

Press and Public Comments will be accepted via “zoom”, via email or in person. Live “zoom” comments can be given by going to [www.qac.org/PublicComment](http://www.qac.org/PublicComment) on the county website. Email comments can be sent to [PublicComment@qac.org](mailto:PublicComment@qac.org) and they will be read during the Press & Public Comment time on the agenda. We will accept public comments up until the end of the meeting. Citizens are asked to submit all other written testimony to the County Commissioners by mail at 107 N. Liberty Street, Centreville, MD 21617 or by email at [qaccommissionersandadministrator@qac.org](mailto:qaccommissionersandadministrator@qac.org)

4:45 p.m. Patrick Thompson, Esq., Chris Drummond, Esq.,  
Under Section 3-305 (b) (7) of the General Provision Article  
Closed Session  
“Consult with Counsel”

5:15 p.m. Ms. Beverly Churchill, Director of Human Resources  
Under Section 3-305 (b) (1) of the General Provision Article  
Closed Session  
“Personnel”

Under Section 3-305(b) (1) of the General Provision Article  
Closed Session  
“Boards and Commissions”

### CALL TO ORDER

5:30 p.m. Call to Order,  
Pledge of Allegiance,  
Moment of Silence,  
Approval of Agenda

Accept County Commissioners' Minutes  
- [Regular Minutes – August 8, 2023](#)  
- Closed Session Minutes – August 8, 2023

Press and Public Comments\*\*

## LEGISLATIVE

5:35 p.m. [Public Hearing Comprehensive Water and Sewerage Plan](#)

**KN/S/G WASTEWATER TREATMENT PLANT RERATING** – This text amendment reflects an increase in wastewater treatment capacity at the County’s sole wastewater treatment plant. The wastewater treatment plant, known specifically as the Kent Narrows/Stevensville/Grasonville treatment plant, has been tentatively approved by the Maryland Department of the Environment to expand its capacity by 10%, from 3.0 million gallons per day to 3.3 million gallons per day, via a rerating due to its superior performance with only minor improvements being necessary.

**SEWER AND WATER ALLOCATION POLICY REVISION** This text amendment is to replace in total the current Allocation Policy, which resides as Appendix 1 within the Comprehensive Water and Sewerage Plan, to reflect the additional capacity gained by the above referenced treatment plant rerating.

**CHESTER SEWER AND WATER MAPS** - This ‘house-keeping’ map amendment reflects the adoption of the County’s 2022 Comprehensive Land Use Plan and its reduction in size of the Chester Growth Area. All properties residing within Tax Map 57 - all of parcel 39, and large portions of parcel 43 (Lot 1 and 2) and parcel 68 will be mapped from S-3/W-3 to S-6/W-6.

**STEVENSVILLE SEWER AND WATER MAPS** – This ‘house-keeping’ map amendment of the Bay City subdivision is to change the sewer and water service area designation from S-1/W-1 to S-6/W-6 for the following lots to reflect the then owners of the lots opting out of service due to severe environmental constraints when the subdivision was first served with sewer and water in 1994.

All properties reside on Tax Map 56:

Parcel 413 – Lot 32 – 502 Broad Creek Drive

Parcel 419 – Lot 12 – 501 Broad Creek Drive

Parcel 420 – Lot 8 – 605 Chesapeake Drive, Lot 9 – 603 Chesapeake Drive, Lot 10 – 209 Chenoweth Drive

Parcel 422 – Lot 4 – 519 Victoria Drive, Lot 5 – 517 Victoria Drive, Lot 6 – 515 Victoria Drive,

Lot 26 – 518 Romancoke Road, Lot 27 – 600 Romancoke Road, Lot 28 – 602 Romancoke Road

Parcel 425 – Lot 26 – 415 Wallman Way

Parcel 426 – Lot 21 – 412 Wallman Way, Lot 22 – 414 Wallman Way, Lot 23 – 416 Wallman Way,

Lot 24 – 418 Wallman Way

**KENT ISLAND ESTATES AND ROMANCOKE SEWER MAPS** - This 'house-keeping' map amendment of the Kent Island Estate subdivision is to change the sewer service area designation from S-1 to S-6 for the following lots to reflect the then owners of the lots opting out of service due to severe environmental constraints when the subdivision was first served with sewer in 2016.

All properties reside on Tax Map 70:

Parcel 84 – Lots 2 and 4 – 0 Elm Road

Parcel 98 – Lot 8 – 0 Romancoke Road

Parcel 99 – Lots 22 & 23 – 0 North Lake Drive, Lots 50 & 51 – 0 North Lake Drive

Parcel 103 – Lot 1 – 0 Kent Road, Lot 2 – 0 Dorchester Road, Lot 14 – 0 Dorchester Road, Lot 15 – 0 Dorchester Road, Lot 16 – 0 Dorchester Road

Parcel 104 – Lots 66, 67, 71, 72, 73/74 – all of 0 Talbot Road

5:50 p.m. [Public Hearing County Ordinance 23-08 Ethics](#)

AN ACT CONCERNING Revisions to the Queen Anne's County Ethics Ordinance. FOR THE PURPOSE of revising Chapter 8 of the Code of Public Local Laws of Queen Anne's County (the County Ethics Ordinance) to comply with the requirement that a County Ethics Ordinance contain provisions substantially similar to those in State law (Title 5 of the General Provisions Article of the Annotated Code of Maryland); BY AMENDING Sections 8-13 and 8-14 of the Code of Public Local Laws of Queen Anne's County.

6:00 p.m. [Public Hearing County Ordinance 23-05 Airport Protection and Kent Island Gateway \(APKIG\)](#)

AN ACT CONCERNING Revisions to the District Standards for the Airport Protection and Kent Island Gateway (APKIG) District in Queen Anne's County, as part of the 2023 Comprehensive Zoning Code Update; FOR THE PURPOSE of revising the District Standards for the Airport Protection and Kent Island Gateway (APKIG) District in Queen Anne's County; revising the permitted uses in such district; providing that land uses in the APKIG shall comply with Federal Aviation Administration and

Maryland Aviation Administration requirements; revising the density/intensity requirements in such district; revising the dimensional and bulk requirements for such district; revising the provisions on off-site directional signs and design standards in such district; and generally revising and updating the District Standards for the APKIG District in Queen Anne's County. BY AMENDING Section 18:1-34 of the Code of Public Local Laws of Queen Anne's County, Maryland.

6:05 p.m. [Public Hearing County Ordinance 23-06 Rezoning 3 Parcels](#)

AN ACT CONCERNING the Rezoning of three parcels of land in the Fourth Election District of Queen Anne’s County as part of the 2023 Comprehensive Zoning Code Update; FOR THE PURPOSE of rezoning Parcels 301, 273 and 273, Lot 1 on Tax Map No. 56 from Urban Commercial (UC) Zoning District to Airport Protection and Kent Island Gateway (APKIG) District; BY AMENDING the official Zoning Maps of Queen Anne’s County, Maryland.

6:20 p.m. [County Ordinance 23-07](#)

A BILL ENTITLED AN ACT concerning the Repeal and Re-Adoption with amendments of the Local Public Laws of Queen Anne’s County, Chapter 14, CHESAPEAKE BAY CRITICAL AREA ACT, Official Chesapeake Bay Critical Area Overlay Map. FOR THE PURPOSE OF amending part of existing Map 57, Parcel 287, 351, and 352 (Nash Court) located on the Official Critical Area Overlay Map to redesignate 2.811 acres from Limited Development Area (LDA) to Intensely Developed Area (IDA).

### **NEW BUSINESS**

6:25 p.m. Mr. Todd Mohn, PE, County Administrator  
“Presentation of Documents for Signatures and Weekly Correspondence”

#### Action Items

1. [CCR05 Chesterhaven Beach Partnership, LLC Reconsideration](#)
2. [Replacement of QACTV’s Shared Production Storage Server](#)
3. [Property Lien – 1118 Price Station Road – Nuisance Violation](#)
4. [Property Lien – 1009 Bayside Dr., Stevensville – Nuisance Violation](#)
5. [Property Lien – 135 Mainsail Dr., Stevensville – Nuisance Violation](#)
6. [Human Resources Draft Standard Operating Policy](#)
7. [Concours D’Elegance Welcome Letter](#)
8. [Citizen Scrap Tire Drop-off Day Event – September 30, 2023](#)
9. [Batts Neck Park In-Line Hockey Rink Refurbishment](#)
10. [Budget Amendment #CC-13 – Fed Recovery Funds](#)

6:45 p.m. Press and Public Comments\*\*

6:50 p.m. Commissioner’s Roundtable

### **INFORMATIONAL ITEMS**

1. [Planning & Zoning Monthly Department Report – July 2023](#)
2. [Bay Restoration Fund Septic Grant Payment Approval Letter](#)
3. [Church Hill – Price Bethany U.M. Charge Thank You Letter](#)

**\* Please note the scheduled times are subject to change, except for public hearings. PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 1 HOUR PRIOR TO THE MEETING.**

**\*\*Press and Public Comment at the beginning of the meeting will last 15 minutes. Additional time will be available at the end of the meeting for anyone wishing to speak. Comments are limited to 3 minutes in length. Comments longer than 3 minutes must be submitted in writing. PRESS AND PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 1 HOUR PRIOR TO THE MEETING.**

**\*\*\*Part of the meeting may be closed to the Public in accordance with the Open Meetings Act procedures.**

Three or more of the County Commissioners may be attending the following events in the next few weeks:

8/16 – 8/18 MACo Summer Conference  
8/22 Everside Ribbon Cutting  
8/22 Kent Narrows Development Foundation Meeting  
8/23 Economic Development Commission Meeting  
8/25 County Picnic  
8/30 The Hole In the Wall Gang Camp Groundbreaking Celebration  
8/30 Cloverfields Neighborhood Flood Mitigation Project Scoping Community Meeting  
9/9 QAC Goes Purple Kick Off