

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
January 12, 2023

The Queen Anne's County Planning Commission met on Thursday, January 12, 2023, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeff Reiss, Teddy Baker, Kathy Deoudes, Bill Sylvester, and Ben Tilghman.

Also present were Amy Moredock, Director Department of Planning and Zoning; Rob Gunter, Development Review Principal Planner; Stephanie Jones, Long Range Principal Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

1. Public Comment – No comments received

2. New Planning Commissioner – Chairman Dobson introduced and welcomed Ben Tilghman as the newly appointed Planning Commission member.

3. Election of Officers – Upon motion made by Commissioner Sylvester, seconded by Commissioner Baker and passed by unanimous voice vote, the following officers were elected;

Chairman – Sharon Dobson
Vice Chairman – Tom Leigh
Secretary – Kathy Deoudes
Clerk – John Shelton

4. Meeting Minutes Review – Upon motion made by Commissioner Leigh, seconded by Commissioner Sylvester and passed by voice vote, the December 8, 2023 Planning Commission Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES:

(A) Legislation and Legal Matters – Amy Moredock, Planning and Zoning Director, provided the following updates:

- (1) Winter MACO meeting** was well represented by Queen Anne's County's elected officials and staff. County staff sat on several panels.
- (2) The Maryland Legislation Session** began yesterday, and there are several key planning initiatives including recreational marijuana.
- (3) The Department of Planning & Zoning** is fully staffed with the recent addition of Mike Olds as a Zoning Inspector.
- (4) Chic-fil-a Minor Site Plan** for expansion to fix traffic issues by adding dual lanes with canopy has been approved by Chairman Dobson to remain as an administrative approval.

(B) Miscellaneous Staff Items – Stephanie Jones, Long Range Principal Planner, provided the following information:

- (1) Comprehensive Rezoning Public Hearing** was held by the County Commissioners on January 10, 2023 and will be voted on at their January 24, 2023 meeting.
- (2) Armored Storage Growth Allocation Public Hearing** is set before the County Commissioners on January 24, 2023.
- (3) Centreville Comprehensive Plan** is in the 60-day review process and County staff will be providing comments.

5. Concept Plan – Chesapeake Bay Bridge Marina - Bay Bridge Marina, LLLP

SP# 22-02-0086 – Rob Gunter, Development Review Principal Planner, provided the highlights of the applicant’s request for Concept Plan approval and Parking Reduction (165 spaces) approval for the creation of an approximately 119,458 sq. ft. development that will be comprised of a mix of uses including 53,811 sq. ft. of existing commercial space located within the existing marina and boat repair & maintenance buildings, existing restaurant, and existing office buildings, as well as three (3) new, four (4) story commercial apartment buildings with 65,647 sq. ft. of first floor commercial space and 174 apartment units on the upper floors, on 337 Pier One Road, in Stevensville.

Joseph Stevens, Esq., Stevens Palmer LLC, on behalf of the applicant, described the request for Concept Plan approval and reduction in parking.

Tom Davis, DMS & Associates described the current impervious surface, the need to reconfigure water and sewer, pedestrian and road connections, current parking.

Wes Ducker, The Traffic Group, provided details of the parking metrics and the Saturday shared parking analysis. He said some modification will be needed at Pier One Road and MD Route 8.

Walt Petrie, Bay Bridge Marina, said they have spent a lot of time working to comply with the County Code. He added that they will also be making a major investment in renovating Buildings 3 and 4, and the boat show will continue until the project is built.

The Planning Commission took a short break at 9:59 A.M. and reconvened at 10:06 A.M.

Chairman Dobson asked if there were members of the public who wished to be heard, at which time the following comments were received:

- (A) David Humphries**, Stevensville, expressed concern regarding traffic in the area and the process for evaluation of traffic flow and safety without a county engineer.

- (B) **Helen Bennett**, Chester, expressed concern regarding traffic, parking, use of water and sewer, lack of MPDUs being built.
- (C) **Dennis Lahey**, Bay Bridge Cove, expressed concern regarding traffic, parking reduction for affluent unit owners that will have two or more cars, and continuation of the boat show.
- (D) **Sheron Newsback**, Stevensville, said she was against the project due to traffic congestion which will get worse with increased residential units.
- (E) **Susan Smyth**, Stevensville, stated her opposition to the proposal citing dangerous traffic. She said that Route 8 with left turns is already very hard and unsafe and added that a recent accident took 2 hours to clean up.
- (F) **Fred Koch**, Bay Bridge Cove, said he is against the project due to traffic and the amount of sewer allocation needed. He said there are many projects within one mile of the MD Route 8 and Pier One Road intersection, and it is becoming a choke point.
- (G) **Josh Willis**, Kent Island, spoke in opposition citing traffic, sewer, dangerous intersection, and negative impact to other businesses if boat show is cancelled.

Amy Moredock, Director, thanked citizens who have been engaged with the process. She said the material for the project is online, and the department is getting more feedback and email comments which will be captured. She requested comments be made well in advance of the regularly scheduled Planning Commission meeting, as they are difficult to manage when received the night before, morning of, or during the meeting. She then summarized that about 28 emails were received with the majority of concerns being traffic, safety, adequacy of traffic review, sewer flow, , and the scale and height of the proposal.

Trey Porter, Department of Public Works (DPW), said the Adequate Public Facilities Study is required after Concept Plan and before Site Plan review, and added that DPW sends out the parameters to the applicant for the study. He also stated that DPW staff includes Chief of Roads who is a traffic engineer, three general civil engineers, and uses consultants when necessary.

Upon review and further consideration, the following motion was made by Commissioner Deoudes, seconded by Commissioner Leigh, and passed by voice vote with Commissioners Deoudes, Sylvester, Leigh, Baker, and Reiss in favor and Commissioner Tilghman in opposition:

RESOLVED, that the Planning Commission, regarding the request by **Bay Bridge Marina, LLLP**, for a parking reduction of 165 parking spaces from the required 884 to 719 spaces under the provisions of §18:1-83.A.(2), and as more particularly described in **Department of Planning & Zoning file SP #22-02-0086**, hereby finds the proposed shared parking scenario shown on the Concept Plan and described within the shared parking justification memo provided by The Traffic Group has adequately demonstrated

that the mix of uses will generate peak parking at different times during the day which would allow for shared parking and hereby grants the requested parking reduction.

Upon further review, the following motion was made by Commissioner Sylvester, seconded by Commissioner Deoudes, amended by Commissioner Sylvester, seconded by Commissioner Deoudes, and passed by voice vote with Commissioners Sylvester, Deoudes, Baker and Dobson in favor and Commissioners Leigh, Reiss and Tilghman opposed:

RESOLVED, that the Planning Commission, regarding the request by **Bay Bridge Marina, LLLP**, for Concept Plan approval for the creation of an approximately 119,458 square foot development that will be comprised of a mix of uses including 53,811 square feet of existing commercial space located within the existing marina and boat repair and maintenance buildings, existing restaurant, and existing office buildings,, as well as three (3) new, four (4) story commercial apartment buildings with 65,647 square feet of first floor commercial space and 174 apartment unity on the upper floors, and as more particularly described in **Department of Planning & Zoning file SP #222-02-0086**, hereby finds the Concept Plan is consistent with the goals and objectives of the Queen Anne’s County Zoning & Subdivision Regulations and the 2022 Comprehensive Plan, and hereby grants Concept Plan approval subject to the following conditions; (1) any remaining edits and/or documents required by the Department of Public Works, Planning & Zoning or any other reviewing agency be reviewed and approved, and (2) the architecture, overall site design, and mixed commercial uses must substantially reflect the documents provided.

7. Miscellaneous – Christopher Drummond, Planning Commission Attorney, explained to the Planning Commission that he would have to contemplate and provide legal guidance regarding the new method of public input via email correspondence and voicemail messages. The matter to be considered is legal standing during an administrative review such as a site plan approval. Generally, an individual must attend a public meeting and participate by testifying or standing to express support or opposition. Reading and summarizing citizen emails and playing phone messages may very well not constitute the legal standing necessary for filing an appeal of a decision. He noted that he would research this new method of public participation and advise the Planning Commission and staff. Amy Moredock, Director, said staff will be coming up

with definitive policies and standards, and a structure to follow to receive comments in a timely and manageable manner.

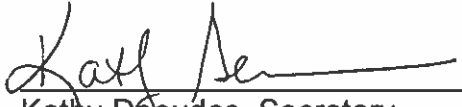
8. Public Comment

(A) Susan Smyth, Stevensville, said she felt like the Commission is not listening to citizen comments and hope you'll think of the people on the Route 8 corridor.

(B) Dave Humphries, Kent Island, said that if you want this to be fair you should have all information, including traffic, up front.

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:13 A.M.

RESPECTFULLY SUBMITTED,


Kathy Depudes, Secretary