

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**April 11, 2019**

The Queen Anne's County Planning Commission met on Thursday, April 11, 2019, at 8:45 A.M. The following members were present: Tom Leigh, Sharon Dobson, David Douglas, Tom Jackson, and Sheila Tolliver

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Rob Gunter, Development Review Principal Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

**1. Public Comment** – No comments received

**2. Meeting Minutes Review** – Upon motion made by Commissioner Tolliver, seconded by Commissioner Jackson and passed by voice vote, the March 14, 2019 Planning Commission Minutes were approved with additions.

**3. Extension Request Arcadia of Stevensville #04-17-12-0001** – Mr. Stan Kosick presenting the highlights of the applicant's request for a 6-month extension to the conditionally approved Minor Site Plan. Mr. Kevin Shearon, DMS & Associates, explained the need for additional time to complete financing.

Upon review and further consideration, the following motion was made by Commissioner Leigh, seconded by Commissioner Tolliver and passed by unanimous voice vote;

**RESOLVED**, that at the request of **Arcadia of Stevensville**, the conditionally approved Minor Site Plan, Department of Planning and Zoning **File #04-17-12-0001**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **October 10, 2019**.

**4. UPDATES: Legislation and Legal Matters**

(A) Mr. Michael Wisnosky, Planning and Zoning Director, provided Planning Commission members with a list of Maryland Legislation passed and forwarded to Governor Hogan and said that he will continue with updates at future meetings.

(B) Mr. Christopher Drummond, Esq., provided an update of Four Seasons / K Hovnanian's request to extend the Developers Rights and Responsibilities Agreement which is set to expire in 2022.

**5. Presentations**

A) Mr. Brian Ambrette, Director of Strategic Initiatives, Eastern Shore Land Conservancy provided a presentation of the Queen Anne's County Coastal Flood Vulnerability Study

(B) Mr. Todd Mohn, County Administrator / Director of Public Works, provided the Planning Commissioners with an Update of Sewer Capacities and future growth estimates.

The Planning Commission took a short break at 9:47 A.M. and reconvened at 9:57 A.M.

**6.Minor Site Plan – Marsh Family (Wye River Marine, Inc) #SP18-09-0012** – Prior to consideration of the request, Mr. Christopher Drummond, Esq., stated that he and his siblings own the property directly to the east of this project.

Mr. Rob Gunter, Principal Planner, provided the highlights of the applicant's request for Minor Site Plan approval for the construction of a two-story building with an office and five (5) service bays on the first floor and storage over the office on the second floor on .547 acres of land on Piney Creek Road, in Chester. Mr. Gunter explained that the project is before the Planning Commission only because it is highly visible.

Mr. Tom Davis, DMS & Associates, described the parking easement between the properties, stormwater with bio-retention ponds, and increased landscaping.

Mr. Rob Marsh, owner, said that the current tenants have been given 90-day notice, and he expects to be fully operational by January 2020. He said the purpose to the addition is to provide space for more technicians to work.

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

(A) Mr. Jody Schulz spoke in favor of the request and said that Rob (Marsh) is a business partner of his, does Critical Workforce Program and is big in the Fire Department.

(B) Ms. Jean Fabi, Economic Development, voiced support stating that the property is in the Enterprise Zone, and Mr. Marsh has been very helpful with our youth apprenticeship program.

Upon further review and consideration, the following motion was made by Commissioner Douglas, seconded by Commissioner Leigh and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by the **Marsh Family (Wye River Marine, Inc.)** for Minor Site Plan approval for the construction of a two-story building with an office and five (5) service bays on the first floor and storage over the office on the second floor, on .547 acres of land on Piney Creek Road, in Chester, and as more particularly described in **Department of Planning & Zoning file #18-09-0012-C**, hereby grants approval with the

following conditions; (1) the buildings are constructed with the architectural elevations provided for approval, (2) any remaining edits and / or documents required by the Departments of Public Works or Planning & Zoning or other reviewing agencies be reviewed and approved, (3) any required legal documents must be approved, signed and recorded, (4) all required estimates, bonds, sureties, review and inspection fees must be submitted to the Departments of Public Works and Planning & Zoning as appropriate, (5) all required signatures must be obtained, and (6) this approval is valid for 180 days.

**7. Major Site Plan – Nesbit Cooper Properties, LLC (Queenstown Assisted Living)**

**#SP19-01-0018** – Mr. Rob Gunter, Principal Planner provided the highlights of the applicant's request for Major Site Plan approval for the construction of a 72 bedroom, 49,998 square foot assisted living facility, on Shoreway Drive in Queenstown.

Mr. Barry Griffith, Lane Engineering, LLC, described the site plan, entrances, landscaping, stormwater management and addressed questions asked at the previous presentation. Mr. Jeffrey Thompson, Esq., stated that the applicant will maintain the War of 1812 Memorial into perpetuity. Mr. Tim Fennel, Architect, provided elevations and described proposed buildings.

Vice Chairman Dobson asked if there were members of the public who wished to be heard, at which time Jean Fabi, Economic Development, expressed support for the proposed project.

Mr. Doug Cooper, Queenstown Assisted Living, said they plan to file for permits in the summer and build in the fall. He added that they have met with the Grasonville Volunteer Fire Department and they support the project.

Upon review and further consideration, the following motion was made by Commissioner Douglas, seconded by Commissioner Tolliver and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Nesbit Cooper Properties, LLC (Queenstown Assisted Living)** for Major Site Plan approval for the construction of a seventy-two bedroom, 49,998 square foot assisted living facility on Shoreway Drive in Queenstown and as more particularly described in **Department of Planning & Zoning File #19-01-0001**, hereby grants approval with the following conditions; (1) the architecture, lighting, signage and overall design must substantially reflect the documents provided, (2) any remaining edits and / or documents

required by the Departments of Public Works or Planning & Zoning be reviewed and approved, (3) any required legal documents must be approved, signed and recorded, including the public access agreement and the maintenance agreement for The War of 1812 Memorial site, (4) all required estimates, bonds, sureties, review and inspection fees must be submitted to the Departments of Public Works and Planning & Zoning as appropriate, and (5) all required signatures must be obtained.

**8. Miscellaneous Staff Items** – None.

**9. Public Comment** – None.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:30 A.M.

RESPECTFULLY SUBMITTED,



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Tom Leigh, Secretary