



**Queen
Anne's
County**

MARYLAND

Business Meeting Minutes for April 27, 2022

I. **Call to Order and Determination of Quorum:**

The business meeting was called to order by Chairman, Jesse Parks at 9:00 a.m. at The Chesapeake Heritage & Visitors Center, 425 Piney Narrows Rd., Chester, MD. The meeting was held in-person, with the option to participate via Zoom.

The following Board Members were present and represented a quorum:

Jesse Parks, Chairman
Heather Bacher, Vice Chair
Lee Bridgman, Secretary
Ed Beres, Treasurer
Brian DeMoss
Jim Reilly
Jaime Thompson (Zoom)
Deayna Ewell (Zoom)
Shelly Gross-Wade
Jeremy Reynolds
Lara Wilson

Not Present:
Hazen Arnold
Larissa Costello
Shawna Truitt

Staff Present:
Heather Tinelli, Director, (Zoom)
Rebecca Lepter, Economic Development Coordinator
Lisa Gallow, Office Coordinator (via Zoom)

Economic Development Commission:

Jesse Parks, Chair
John R. Anderes III
Hazen S. Arnold IV
Heather L. Bacher
Edward Beres
Lee A. Schnappinger Bridgman
Jonathan Y. Cook
Larissa Costello
Brian R. DeMoss
Rob Marsh
Jim Reilly
Jeremy Reynolds
Shawna Truitt

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

Others present:

Chris Corchiarino, Commissioner, Queen Anne's County
Gigi Windley, Director, Kent Narrows Development Foundation
Nancy LaJoice, Sr. Business Dev. Representative, Dept. of Commerce (Zoom)
Dave Harper, VP of Workforce & Academic Programs, Chesapeake College
Mike Arntz, Community Liaison, Congressmen Andy Harris (Zoom)
Dan Schneckenburger, Exec. Dir., Upper Shore Workforce Invest. Board
Connie Dean, Career Tech. Liaison, QAC Economic & Tourism Development
Steve Johnson, Planner, QAC Planning & Zoning
Paige Tilghman, Economic Development Manager, Town of Centreville
Jody Schulz, Owner, Fisherman's Village, KN Boatel, Hyatt and KNDF Chair
Grayson Middleton, Eastern Shore Outreach Coord., Office of Governor Hogan
Stephanie Jones, Senior Planner, QAC Planning & Zoning
Jack Kemp, Mgt. Team Member at Schrader's Outdoors
Lisa Schrader, Owners, Schrader's Outdoors (Zoom)
Drew Turner, Development and Project Manager, Douglas Development (Zoom)
Linda Friday, President, Queen Anne's County Chamber of Commerce

II. Approval of Agenda and Minutes:

Agenda: On a motion made by Jim Reilly and seconded by Ed Beres, the April meeting agenda was approved by a unanimous vote of all members present.

Minutes: There were 2 corrections to be made on the March Meeting Minutes. Lara Wilson was present, and Shelly Wade-Gross did not second the adjournment of the meeting. Both were corrected and, on a motion, made by Jim Reilly and seconded by Lee Bridgmon, the March meeting minutes were approved by a unanimous vote of all members present.

III. Treasurers Report: Mr. Beres, Treasurer, stated the account managed by Chesapeake Charities has a current balance of \$2,803.25.

IV. Commissioners Report: Queen Anne's County Commissioner, Chris Corchiarino, provided an update to the board on behalf of the County Commissioners:

- A.** At the previous evenings County Commissioner's meeting the budget for FY 2023 was approved and has now been made public. Public hearings will be held in May.
- B.** In an update regarding the Comprehensive Plan, he stated there is only one issue remaining that requires additional details and discussion, but they anticipate the final plan will be filed on June 14, 2022.

V. Department of Economic & Tourism Development Update:

- A. Economic Development:** Rebecca Lepter provided a department update for the EDC:

- i. Ferry Feasibility Study Collaboration continues adding more counties Calvert, Somerset, Anne Arundel with several more counties showing interest. The department met with the counties in March and continue weekly meetings to prepare for an EDA local assistance grant and other potential grant opportunities.
- ii. The department co-hosted the Access to Capital Workshop with the QAC Chamber of Commerce to provide support to local and potential business owners that are interested in starting or growing their business. The next workshop will focus on workforce development and will be held on June 9, 2022.
- iii. Business Attraction, Retention and Expansion:
 1. Target opened on April 3rd and department staff attended the ribbon cutting.
 2. EDIF approved funds for Eastern Shore Urgent Care to purchase Xray equipment. The owners expect the facility to be up and running this fall
 3. The department consistently receives requests from business owners and realtors looking for commercial space. Staff will be making it a priority to build relationships with commercial realtors to get a better understanding of the market.
 4. Business visits for the month of April have included Sauer Compressors, The Edge/Edge Foundation, Hyatt Commercial and Prince Limousine.
 5. Met with the Broadband Advisory Council to discuss high speed options for the Chesapeake Bay Business Park. A follow-up meeting will be held with providers to discuss options.
 6. Ribbon cutting for UMMS Urgent Care in Chester is scheduled for next week. UMMS has invited EDC members to attend.
 7. The department recently approved two Enterprise Zone applications for Kent Island Orthodontics and Libbey's Restaurant.
- iv. Community Development:
 1. Former Sudlersville Middle School Feasibility Study: Currently interviewing shortlisted candidates for the study and expect to get final approval at the May 10 Commissioner's Meeting.
 2. Collaboration with the Town of Sudlersville: The department has been outreaching to representatives of the Town to explore their needs and assist with brainstorming around revitalization efforts. An initial meeting included QAC Economic & Development, QAC Planning & Zoning, MD Dept. of Housing & Community Dev., MD Dept. of Planning, MD Dept. of Commerce and representatives from the Town of Sudlersville. An action plan was developed that will start with the renewal of their Sustainable Community Action Plan, and from there agencies will work together to offer support and funding to the town, as needed.

- B. Tourism:** Lisa Gallow, Office Coordinator, provided an update for the EDC Board:
- i. Katie Clendaniel has taken a new position. The Tourism Marketing & Destination Specialist position is currently being advertised.
 - ii. Staff are diligently working to post all local events to the website Calendar of Events. The Visit Queen Anne's website offers the ability to submit local events, and once approved, they will be included in the calendar. They have also created a Social Media Plan to schedule posts, support local events and share details for tourism-based businesses, partners, and assets in the county.
 - iii. The Kent Island Days event in Stevensville will be returning this year on May 21st.
 - iv. Staff set up a booth at the Bay Bridge Boat Show and shared an immense amount literature throughout the 4-day event. The department created 2 new info sheets for the boat show that are now available in the visitor center. The first info sheet contains all local marinas and the services they offer, and the second sheet contains all local charter boats with their services listed as well.
 - v. National Tourism Week is the first week of May and QAC Tourism is following the MD Tourism "Faces of Tourism" campaign to highlight local partners. We have created a post for local residents and business owners to submit nominations for "Hospitality Heroes" in the county. This are employees that go above and beyond to provide excellent customer service to our visitors. Please follow the link on the Visit Queen Annes Facebook post or contact Lisa directly if you would like to nominate an individual.
 - vi. Staff will be implementing a QR Campaign to engage tourists when they are here in the county. They are in beginning stages of executing a test run with some select local businesses. The QR codes will be specific to each business so the department can track the inquiry to determine which are most effective for the project. Some ideas are clings/decals in restaurant waiting areas, hotel rooms, restaurant menus, kiosk on trails etc.
 - vii. The department continues to work with Stevensville A&E to create By-Laws, MOU and further development of the district and their planning.
 - viii. The department has recently updated all their marketing ads/digital campaigns for the Spring/Summer seasons.
- C. Workforce Development:** Connie Dean, Career Technology Liaison, provided an update oner her current progress and projects:
- i. KRM will be hosting a Job Fair at the Chesapeake Bay Business Park that is open to all businesses located in the park. It will be held on 4/28 from 3 to 5pm and individuals will visit the businesses.
 - ii. Meeting with MD Business Round Table to re-establish a partnership between local businesses and our schools to implement MD Business Round Table curriculum and activities.
 - iii. Encouraging local business leaders to participate in MD Business Round Table programs by taking training to present MD Bus. Round Table Curriculum to students in the schools.

- iv. Attended the Junior Achievement event in Salisbury to discuss the addition of QAC and Kent County to the Easter Shore Region. Currently, QAC is not active in the program due to its inclusion in the Central MD region.
- v. Recently hosted a Career Tech/Workforce Dev. Field trip for Sr/Jr students to visit local businesses like Tech Ops, NRL and Hydrasearch.
- vi. Working to promote the Culinary & Marine Programs in the local high schools and continue to receive requests from local restaurants interested in youth apprenticeship program for their businesses.
- vii. Have implemented a Marketing Program with the high school counselors and now have a designated landing page on the Choose Queen Anne's website. Continuing with plans to increase the digital footprint in FY23.
- viii. Still striving toward the goal of implementing a Career Center in the new YMCA in Centreville. The center would include resources, workshops, speakers, and a computer lab.

VII. Liaison Reports

- A. Kent Narrows Development Foundation:** Gigi Windley, Executive Director provided an update on behalf of the Kent Narrows Development Foundation:
 - i. KNDF will be receiving a \$100,000 grant award from Housing & Community Development for pedestrian safety projects. Funds will supplement the plan that is already in place for the pedestrian wayfinding project which includes reduction of visual clutter related to signs and better focal points.
 - ii. The legislation pertaining to the No Fish Under the Draw Bridge has passed.
 - iii. KNDF is doing additional video pieces with Delmarva Life this Spring and Fall.
 - iv. Kent Narrows has a new Tiki Boat Service introduced at Safe Harbor Marina. It is called Sip Ahoy and will provide boat tours for up to 6 passengers at a time.
 - v. KNDF has turned in all its comments for the Comprehensive Plan. The Foundation suggested that the plan have a better representation of coastal and maritime tourism which was slight compared to the Agritourism coverage. The foundation was disappointed that Capital Improvements Program (CIP) statement that has consistently been included in their Community Plan was removed. Initiating a capital improvements program specific to KN will provide the framework for identifying and funding projects over time to help fulfill the vision of the plan.

- B. QAC Chamber of Commerce-** Linda Friday, President, provided updates:
 - i. The Chamber has attended several ribbon cutting ceremonies for new businesses. Upcoming ribbon cuttings include: Refill Goodness, UMMS Urgent Care, Libbey's and Bayside Barber Shop in Stevensville.
 - ii. The Chambers annual Golf Tournament will take place on May 12th and there are still some spots left for teams if anyone is interested.

- iii. The Chamber will be hosting a Regional Mixer on May 18th to include 5 county Chamber at Chesapeake College from 5:30 to 7:30.
- iv. The Chamber and QAC Economic Development met with the Town Council in Centreville to discuss their needs and the appropriate support required to meet their goals.
- v. COC around the state have been working with Legislators. To implement Health Care for small businesses. They are hoping to offer this by next July to businesses that have under 10 employees. The stipulation would be that the business would have to be a member of the Chamber.

C. Chesapeake College: Dave Harper, VP of Workforce & Academic Programs at Chesapeake College provided an update:

- i. QAC Roads Department has reached out to Chesapeake College for support with CDL training.
- ii. Hosting Skilled Trade Program Advisory Dinner for Business Industry Leaders. The objective is to directly inform and give program details to include lab spaces, equipment, and curriculum to ensure the experience students are receiving is best suited for the business needs.

D. QAC Planning and Zoning-Steve Johnson, Planner with QAC Planning and Zoning, provided an update stating that the status of active projects had not changed.

E. MD Department of Commerce- Nancy LaJoice, Sr. Business Development Representative, shared an update.

- i. During the legislation session some changes were made to the More Jobs for Marylanders Tax Credit, and she will provide more details later.
- ii. The \$50M going to 5 regional councils was approved in the budget. Dept. of Commerce is working on creating the application and anticipates it coming out next month. The Upper Shore and Mid Shore Regional Councils will each get 10 million and they are working on ways in which to disperse the funds.

F. Town of Centreville- Paige Tilghman, Economic Development Director, shared an update for the Town of Centreville.

- i. Water and Sewer continues to be an issue and the wastewater treatment plant needs to be renovated and refurbished,
- ii. The Town and Planning Commission continue to work on the Comprehensive Plan.
- iii. The Centreville Town Council granted the Carter Farm Agrihood Project conditional approval of its planned unit development application.
- iv. YMCA is going through permitting process and moving forward with progress.

- v. Centreville Business Park has a 38,000-flex space under development. They will work with the ED Dept. to gauge some of the business interest in the park.
- vi. Drink MD will be held downtown on June 18th this year.
- vii. Ms. Tilghman attended the MEDA Conference in Cambridge.
- viii. The Rotary Club will once again install the Flags for Heroes for Memorial Day. You may sponsor a flag through Centreville Rotary and all proceeds will benefit The Rotary House which is a house for woman and children that are victims of domestic violence.

G. Upper Shore Workforce Investment Board- Dan Schneckenburger, Exec. Director, provided an update.

- i. The Upper Shore Facebook page has lists of available jobs.
- ii. Mr. Schneckenburger emphasized the great relationship that the board has with Chesapeake College.
- iii. He had a meeting with Innovative Electric Contractors to discuss their desire to utilize the Apprenticeship Program on the Lower Shore with the intent to eventually incorporate the Upper Shore.
- iv. General Assembly passed bill for Paid Leave Requirement for businesses with 15 or more employees. He thinks this should get familiar with this and reach out to local businesses to make them aware. He would also advise for the EDC to be prepared for how this could affect local businesses.

H. Brian DeMoss, EDC Board Member- Mr. DeMoss shared with the EDC Board that he would like to change his January 26, 2022 vote of support for Ordinance 21-09 Definition of a Shooting Club regarding the Schrader's Outdoor Shooting Range project. Mr. DeMoss stated that after further discussions with surrounding homeowners and other individuals he would like to change his prior vote to NOT support the Text Amendment. He asked EDC Chairman, Jesse Parks, what steps he needed to take to formally change his vote. Mr. Parks said he would follow through to confirm the steps and reply to him with the details.

IX. New Business

A. QAC Planning & Zoning Proposed Text Amendments- Stephanie Jones, Senior Planner for QAC Planning & Zoning presented on the 5 proposed text amendments. Ms. Jones shared that any QAC citizen can submit a text amendment request to change to the current county code. The Planning Commission will review and make a recommendation to the County Commissioners who make the ultimate decision if the change will be adopted. The Planning Commission and County Commissioners take the opinion of the EDC and other Boards into consideration when making their decision on the proposed amendments. Because the new Comprehensive

Plan is in its final stages for approval and there needs to be alignment between the text amendments and the comp plan, the Planning Commission will wait for the Comp. Plan process to complete before finalizing their decision on the proposed 5 text amendments.

- B. TACO-22-02**-Submitted by KI Yacht Club-To permit overnight recreational vehicle parking associated with a not-for-profit fraternal organization. Would have to meet the following 6 standards:
- a) Shall be accessory to and permitted only as part of bona fide fraternal organization operating as of XXXX (date this provision becomes effective).
 - b) Overnight parking shall not exceed more than 15 recreational vehicles.
 - c) No recreational vehicle may be parked overnight for more than four consecutive days.
 - d) Occupants of the recreational vehicle may stay overnight in the recreational vehicle if they are members or guests of the organization and/or are engaged in an onsite activity.
 - e) No waste disposal facilities are to be located onsite. All waste shall be disposed of by a legal and licensed waste pump and hauling vehicle.
 - f) Shall comply with all other applicable laws and regulations.

The EDC discussed in detail asking Gigi Windley, KNDF Executive Director, if their board had an opinion since KI Yacht Club is located in the Kent Narrows.

Ms. Windley stated the Kent Narrows Development Foundation supports the proposed amendment to Section 18:1-26 of the Queen Anne's County Code regarding RV parking. The following changes are suggested:

Section 5a: Strike the words *as part of* and replace with "on land owned by a"

Section 5d: Strike the word "guest" and replace it with "member guest".

Brian DeMoss put forth a motion and Heather Bacher seconded the motion to support the Text Amendment 22-02 with the suggested change to Section 5a, striking the words *as part of* and replace with "*on land owned by a*". With exception for Shelly Gross-Wade who chose to abstain, all board members present voted to support the motion

- C. TACO 22-03**-Submitted by Barry Waterman- To delete Code 18:1-66 Woodlands in its entirety. Mr. Waterman proposes to remove this Woodland Protection Code which essentially regulates the amount of woodland you may or may not remove from a property. He explains that the code is

confusing and contradictory resulting in sporadic and erratic enforcement over the years.

With the guidance and explanation from Stephanie Jones, the EDC Board discussed this in great length. The EDC Board members were unable to decide and have requested additional information for the board to discuss later.

- D. TACO-22-05**-Submitted by Lisa P. Schrader-Adding Major Extraction as an Allowable Use, requiring Conditional Use Approval, in the Non-Contiguous Open Space/TDR column under 18:1-12A.
After in depth conversation the board decided to wait and discuss this further once they received additional information.
- E. TACO-22-06**- Submitted by William C. Parker, II, ESQ., Parker Counts, P.C.-To Amend Section 18:1-38.1 as follows **(insertion indicated by bold text)**
4)Shall not be permitted on a parcel reconfigured through administrative subdivision for the purpose of adding additional acreage to the area available for utility-scale solar arrays **unless such administrative subdivision involves the reconfiguration of a platted residential subdivision that is substantially undeveloped but may contain development existing prior to approval of the original subdivision and limited improvements established thereafter.**

Ms. Jones was able to provide detailed information for the EDC Board to fully understand the details of the text amendment and make their decision. On a motion made by Jim Reilly and seconded by Shelly Gross-Wade, all board members present voted unanimously to support the County Commissioners accept the text amendment as written.

- F. TACO- 22-07**- Submitted by Jamal's Kent Narrows, LLC. - Propose to amend Chapter 18 of the County Code, Article V. Section 18:1-26 Waterfront Village Center (WVC) zoning district standards to apply the "Bonus" provisions in subsection (N) to increase in residential density when redeveloping properties with dilapidated or abandoned structures and sites.
- i. Subsection F(1) to permit a maximum density of up to 25 dwellings per acre for redevelopment of properties with dilapidated or abandoned structures and sites**

Chairman, Jesse Parks asked KNDF Executive Director, Gigi Windley to share the opinion of the KNDF Boards Members regarding this proposed Text Amendment. She stated that KNDF supports the petition for the Proposed Text Amendment requesting amendment to the provisions to Chapter 18 of the County Code, Section 18:1-26 Waterfront Village Center (WVC) zoning district standards so long as it is still subject to assurance that the MPDU provisions in the code will apply.

On a motion made by Jim Reilly and seconded by Brian DeMoss a majority of members present voted in support of the amendment with the exception of two members: Lee Bridgeman chose to abstain, and Shelly Gross-Wade opposed.

- IX. Adjournment:** On a motion made by Brian DeMoss and seconded by Jim Reilly, the board unanimously approved the adjournment of the meeting at 11:11 am