

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
June 8, 2023

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

Also present were Amy Moredock, Director Department of Planning and Zoning; Stephanie Jones, Long Range Principal Planner; Rob Tracey, Long Range Planner; Steve Johnson, Development Review Planner; Doug Summers, Associate 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 Leigh, seconded by Commissioner Deoudes and passed by voice vote, the May 11, 2023 Planning Commission Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES:

(A) Legislation and Legal Matters

(1) Stephanie Jones, Long Range Principal Planner provided the following updates:

(a) Forest Conservation Bill - waiting for guidance as to how to move forward.

(b) Recreational Marijuana Bill – waiting on guidance to figure out how to implement zoning provisions and interpret “no undue burden” language in the Bill.

(c) Armored Storage Growth Allocation by Critical Area Commission – The CAC staff gave the growth allocation a favorable approval with conditions that included mitigation at 1 to 1 for trees removed. The subcommittee provided a conditional favorable recommendation to the full Commission. The Chairman opted to hold the decision for 10 days, so we are just waiting to hear a final decision.

(d) Zoning Code update review – will be led by Christopher Drummond during regular Planning Commission meetings.

(e) Chapter 14:1 update review – we are working with staff at the Critical Area Commission and are about halfway through drafting. Will come before the Planning Commission for review hopefully by the end of the summer.

(2) Christopher Drummond, Planning Commission Attorney, said that the Circuit Court upheld the County's determination that Placek's Place has access via Victoria Drive, but the decision has been appealed by Bay City Homeowners. Amy Moredock, Director, said the project is moving forward with review by the

Planning Commission and is proceeding at their own risk pending the outcome of litigation.

(B) Miscellaneous Staff Items

(1) Amy Moredock, Director of Planning & Zoning provided the following updates:

(a) Baltimore Metropolitan Council – Climate Pollution Reduction Planning Grant – Greenhouse Gas Emissions Plan. Application was submitted on the 30th of May. We are partners in the 4-year planning project and expect the Council will receive the grant. A decision is expected by August.

(b) Bay Crossing Study – Tier 2 NEPA study which is the next phase of the environmental review. The County is a participating agency, and our position is to continue to request that MDOT accelerate this process. Presently, we are reviewing methodologies of the studies of noise, indirect impacts, and the impacts of cultural resources.

(c) Floodplain Training – Staff will be providing an educational seminar on June 20th for contractors, realtors, and other professionals.

(d) Annual Maryland Planning Commission Association Conference will be held in Queen Anne's County on October 24 thru 26, 2023. It is an honor as this is the 40th Annual MPCA Conference. The Planning Commission Chair and County Commission Liaison will address the group, and a County tour is being organized by the Director of Tourism and will be.

(2) Rob Tracey, Long Range Planner, and Doug Summers, Associate Planner, provided highlights of the 2022 Annual Report and requested approval to send to the Maryland Department of Planning. Unanimous approval was granted via motion by Commissioner Deoudes which was seconded by Commissioner Sylvester.

(3) Amy Moredock, Director, thanked the Planning and GIS teams for their assistance in creating the 2023 Prioritization of Strategies Implementation Report as outlined in the 2022 Comprehensive Plan. She said it is unprecedented in its elaborate and clearly defined organization. Key County and State partners will meet each year to report out on the implementation of Comprehensive Plan goals, strategies, and recommendations. The Implementation Report will be updated and presented each year with the Annual Report.

5. Major Site Plan – Grasonville Volunteer Fire Department Inc. SP #23-03-0102 – Steve Johnson, Development Review Planner, provided the highlights of the applicant's request for Major Site Plan approval to administratively combine two (2) parcels and construct a new 18,000 square foot fire station and a 4,072 square foot storage building on 2.081 acres of land on Main Street, in Grasonville.

Tom Davis, DMS & Associates, provided further details of the proposal and said they plan to build the new storage building first to store equipment while constructing the new fire house. He described the brick front and architecture for the fire house and said the storage building can not be seen so has no brick or architectural features.

Jason Anthony, GVFD Chief, said there would be no interruption in service during construction.

Chairman Dobson asked if there were members of the public who wished to be heard, at which time no comments were received.

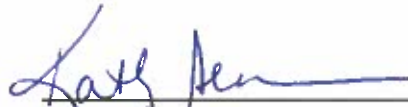
Upon review and further consideration, the following motion was made by Commissioner Deoudes, was seconded by Commissioner Sylvester, and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding the request by **Grasonville Volunteer Fire Department, Inc.**, for Major Site Plan approval for the construction of a new 18,000 square foot fire station and a 4,072 square foot storage building on 2.081 acres of land on Main Street, in Grasonville, and as more particularly described in **Department of Planning & Zoning file SP #23-02-0102**, hereby finds this Major Site Plan; (1) meets all requirements of Chapter 18, (2) will not substantially increase traffic hazards or safety concerns due to traffic generated by the proposed use, the location or orientation of curb cuts, or the layout of internal circulation, (3) contains a layout of buildings, parking, roads, and utilities that does not substantially increase fire, health, or other public safety hazards, (4) is adequately buffered and screened to minimize potential adverse impacts to neighboring properties and public rights-of-way, (5) will not substantially increase stormwater drainage or pollution, (6) will not have an unreasonable adverse effect upon property values in the vicinity or the site, (7) will not adversely affect the public welfare and will provide for public safety through compliance with the State Fire Code and with any applicable County or municipal Fire Codes, (8) is compatible with the general character of the surrounding neighborhood, and (9) is consistent with the purpose, goals, and objectives of the 2022 Comprehensive Plan, and hereby grants approval subject to the following conditions; (1) any remaining edits and/or documents required by a reviewing agency, the Department of Public Works or Planning & Zoning be reviewed and approved, (2) the architecture, lighting, and overall site design must substantially reflect the documents provided, (3) the applicant must submit a final site lighting plan that demonstrates compliance with §18:1-85.C prior to obtaining final signatures, (4) the administrative subdivision must be approved, signed, and recorded prior to obtaining

final signatures, (5) any required legal documents must be approved, signed and recorded prior to obtaining final signatures, (6) all required bonds, sureties, review, and inspections fees must be submitted to the Departments of Public Works and Planning & Zoning, as appropriate, and (7) all required signatures must be obtained.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:30 A.M.

RESPECTFULLY SUBMITTED,



Kathy Deoudes, Secretary