

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
July 11, 2019

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

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Amy Moredock, Principal Planner; Rob Gunter, Development Review Principal Planner, Stanley Kosick, Senior Planner; Brennan Tarleton, County 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 Priest, seconded by Commissioner Dobson and passed by voice vote, the April 11, 2019 Planning Commission Minutes were approved as presented.

3. Extension Requests –

Major Site Plan #SP-18-08-0009 Nutrien Ag Solutions – Crop Production

Mr. Tom Davis, DMS & Associates described the applicant's request for an extension to the conditionally approved Major Site Plan to allow time to develop documents for the forest protection easement and the road deed of dedication. He said his client is working to secure the bonds or letters of credit for various improvements.

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

RESOLVED, that at the request of **Nutrien Ag Solutions**, the conditionally approved Major Site Plan, Department of Planning and Zoning **File #SP18-08-0009**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **January 9, 2020**.

4. UPDATES: Legislation and Legal Matters

(A) Mr. Michael Wisnosky, Planning and Zoning Director, stated that there will be two ordinances for Planning Commission review at the August meeting addressing food truck regulation and shipping containers used accessory structures. Mr. Wisnosky informed the commission that County Ordinance 4-15 regarding disclosure of every ownership interest for LLCs or Corporations was recently repealed by the County Commissioners as it was deemed overly cumbersome.

5. Preliminary and Final Major Subdivision – The Enclave at Prospect Bay SUB-19-01-0092

– Mr. Stan Kosick, Senior Planner, described the highlights of the applicant’s request for Major Subdivision approval for the creation of 14 duplex lots with associated streets and sidewalks on 190 acres of land on Prospect Bay Road, in Grasonville.

Mr. Tom Davis, DMS & Associates, described the amendment to the previously approved forest conservation plan and said there are no jurisdictional wetlands on the site. Mr. Jim Didonato, Mallard Construction, said they are currently planning Carriage House style of development with units in the mid- \$400,000 range. Mr. John Votinal, Prospect West HOA, said the property is owned by Prospect Bay County Club.

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

(A) Mr. John Kadis, Prospect Bay community member, spoke in favor of the proposal saying the single level units would be good for older members of the community who wish to downsize but stay in the community. He said the project is heavily supported by 272 of 322 current residents and more than 30 current residents expressed interest in moving to the new units.

(B) Mr. Daniel Longjurst, President of Prospect Bay HOA, said that everyone is very excited about the project.

(C) Mr. Jimmy White, Prospect Bay resident, said the community is already a nice product mix and this project will be a nice complement that fits well in the neighborhood.

Mr. Davis went on to describe the request and details of compliance with Article III Section 7(d) of the Planning Commission Rules to allow the granting of both Preliminary and Final Subdivision approval at the same meeting.

Commissioners Dobson and Priest recused themselves from voting on all motions for the proposed project.

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 **Prospect Plantation West Homeowner’s Association (The Enclave at Prospect Bay)** for Preliminary Major Subdivision approval for the creation of 14 duplex lots with associated streets and sidewalks on 190 acres of land (Parcel E) of Prospect Plantation West, on Prospect Bay Drive, in Grasonville, and as more particularly described in **Department of Planning & Zoning File SUB-19-01-0092**, hereby grants approval with the following

conditions; (1) any remaining edits and/or documents required by the Department of Public Works and / or the Department of Planning & Zoning be reviewed and approved, (2) all required landscaping estimates and bonds or sureties must be submitted to the Department of Planning & Zoning, (3) all required estimates, bonds, sureties, review, and inspection fees must be submitted to the Department of Public Works, (4) all required signatures are obtained, and (5) the subdivision is recorded.

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

RESOLVED, that the Planning Commission, regarding the request by **Prospect Plantation West Homeowner's Association (The Enclave at Prospect Bay)** for Preliminary and Final Major Subdivision approval in the same meeting for the creation of 14 duplex lots with associated streets and sidewalks on 190 acres of land (Parcel E) of Prospect Plantation West, on Prospect Bay Drive, in Grasonville, and as more particularly described in **Department of Planning & Zoning File SUB-19-01-0092**, and in compliance with the Planning Commission Rules Article III Section 7(d) regarding the granting of Preliminary and Final Subdivision approval in the same meeting, hereby finds, as a matter of fact, that receiving Preliminary and Final Subdivision in the same meeting is permissible for the proposed project for the following reasons; (1) it is in the public interest as it saves additional County review and processing time, (2) all reviewing agencies have recommended Preliminary and Final Subdivision approval and there are no outstanding issues and it is logical to approve the project only once, (3) the project has moved swiftly through the review process with no delay or inaction by the applicant, (4) there will be no changes made to the plat after the Planning Commission agenda has been set and the public will have 15 days prior to the Planning Commission meeting to review the project, and (5) the Department of Planning & Zoning has certified that the project is complete with no outstanding issues and no further time is required to make any determination required by the Queen Anne's County Zoning Ordinance.

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

RESOLVED, that the Planning Commission, regarding the request by **Prospect Plantation West Homeowner's Association (The Enclave at Prospect Bay)** for Final Major Subdivision approval for the creation of 14 duplex lots with associated streets and sidewalks on 190 acres of land (Parcel E) of Prospect Plantation West, on Prospect Bay Drive, in Grasonville, and as more particularly described in **Department of Planning & Zoning File SUB-19-01-0092**, hereby finds the following; (1) the Developer has designed the proposed subdivision in accordance with the 2010 Queen Anne's County Comprehensive Plan, (2) the developer has complied with Queen Anne's County Code §18:1-15 Countryside, (3) the developer has complied with Queen Anne's County Code §18:1-36 for Planned Residential Development Bulk Standards, (4) the developer has complied with Queen Anne's County Code §18:1-174 Design Guidelines for Major Cluster Subdivisions in AG, CS, NC, E SE, SR and VC Districts, (5) the developer has complied with Queen Anne's County Code §18:1-187 Required Certificates, and (6) the proposed project is exempt from Adequate Public Facilities review, and hereby grants approval with the following conditions; (1) any remaining edits and/or documents required by the Department of Public Works and / or the Department of Planning & Zoning be reviewed and approved, (2) all required landscaping estimates and bonds or sureties must be submitted to the Department of Planning & Zoning, (3) all required estimates, bonds, sureties, review, and inspection fees must be submitted to the Department of Public Works, (4) all required signatures are obtained, and (5) the subdivision is recorded.

6. Miscellaneous

(A) Kent Narrows Parking – Mr. Rob Gunter, Development Review Principal Planner, provided the Planning Commission with a detailed presentation of the history and current conditions regarding parking lots/spaces in the Kent Narrows. Ms. Georgiana Winely, Executive Director of the Kent Narrows Development Foundation, described the current use and signage and suggested the quadrants and/or lots should be officially named, labeled and mapped for reference. Additionally, she said the KNDF works with the State and County to police and prevent long term parking in the lots and have added "no overnight parking" and "vehicle will be towed" signs.

(B) Introduction of newly hired Planning Staff – Director Wisnosky introduced Ms. Amy Moredock who was recently hired as a Principal Planner. He said Ms. Moredock was formerly the Kent County Planning Director and will now be managing the update of the Comprehensive Plan, Text and Map amendments, and Critical Area. Mr. Wisnosky went on to introduce Brennan Tarleton hired as a Development Review Planner who will

be assisting Rob Gunter. Mr. Tarleton formerly worked for the Talbot County Planning Department. Lastly, Mr. Wisnosky said that he is excited to have the wealth of experience and new perspectives they each bring.

(C) Project Updates – Director Wisnosky provided the following updates;

(1) Casper Solar Utility – The Board of Appeals Conditional Use request was recently denied, and the CPCN application has been withdrawn.

(2) Bluegrass Solar – The Board of Appeals recently granted the Conditional Use request for the property north of Church Hill and the Planning Commission will be seeing the Site Plan for review.

(3) Four Seasons – Phase 2 of the project has been submitted and one of at least two STAC reviews has been completed. He said that Phases 3 and 4 have also been submitted and the project is being managed by Mr. Steve Cohoon.

(4) Boatel – STAC meeting for Phase 2 will be held the end of July, doubling the current building, office, and restaurant pad site.

(5) Hyatt Hotel – Plans have been submitted for review by Fisherman's.

(6) Comprehensive Plan – The RFP soliciting bids will be posted for a consultant tomorrow and are due by Friday, September 13th. He said the expectation is to hire the consultant by mid-October with adoption by the County Commissioners by Dec 31, 2020.

8. 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,


Tom Leigh, Secretary