

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES July 13, 2023

The Queen Anne's County Planning Commission met on Thursday, July 13, 2023, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Kathy Deoudes, Bill Sylvester, and Ben Tilghman.

Also present were Amy Moredock, 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 Leigh, seconded by Commissioner Deoudes and passed by voice vote, the June 8, 2023 Planning Commission Minutes were approved as presented.

3. UPDATES:

Legislation and Legal Matters – Amy Moredock, Director provided the following updates:

- A. FEMA training – Vivian Swinson organized a very successful work session on June 20, 2023 led by the FEMA Region III floodplain manager. There were approximately 30 attendees.
- B. Parks and Recreation – the skate park construction set for the summer has been delayed and will be occurring next spring.
- C. Armored Storage – County Commissioners will hold a public hearing on August 8, 2023 at 5:35 P.M.
- D. Hyatt Place – Grand Opening was attended by some staff members; unfortunately the invitation to Planning Commissioners encountered issues and was not received. The organizers sent their apologies to the Planning Commissioners.
- E. Chapter 14:1/Critical Area code update – Stephanie Jones is working to incorporate the woodlands provisions and is more than half-way done with the update.
- F. 40th Annual Maryland Planning Association Commissioners Conference will be held in Queen Anne's County on October 25 and 26, 2023. Chairman Dobson will be providing the keynote address on October 25th.

4. 2023 Comprehensive Zoning Code Update – Amy Moredock, Director, and Rob Gunter, Principal Planner, provided an overall update and introduction on the process and requirements of the Comprehensive Zoning Code update.

Christopher Drummond, Planning Commission Attorney, informed the Planning Commission that he was satisfied the notice requirements have been met to hold a Public Hearing to receive comments concerning proposed map amendments to the

Airport Protection and Kent Island Gateway District in conjunction with the 2023 Comprehensive Zoning Code Update. The Public Hearing began at 9:06 A.M.

Christopher Drummond, Project Consultant, described the details of the proposed amendments to §18:1-34 Airport Protection and Kent Island Gateway District and affiliated map amendment.

Chairman Dobson opened the Public Hearing at which time Joseph Stevens, Esq., on behalf of Bay Manor and Bay Bridge Marina thanked staff and Mr. Drummond for listening and compromising regarding the amendments.

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

RESOLVED, that the Planning Commission, regarding the 2023 Comprehensive Zoning Code Update, makes a favorable recommendation to the Queen Anne's County Commissioners regarding **County Ordinance #23-05** to amend §18:1-34 Airport Protection and Kent Island Gateway District to update permitted uses and design standards to more transparently recognize the need for new development and to include Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) airport protection requirements as attached and labeled "Exhibit A".

BE IT FURTHER RESOLVED, the Planning Commission makes a favorable recommendation to the Queen Anne's County Commissioners regarding **County Ordinance #23-06** to amend an affiliated map as attached and labeled "Exhibit B".

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:46 A.M.

RESPECTFULLY SUBMITTED,



Kathy Deoudes, Secretary