

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
September 12, 2019

The Queen Anne's County Planning Commission met on Thursday, September 12, 2019, at 8:45 A.M. The following members were present: Tom Leigh, Sharon Dobson, Robert Priest, Tom Jackson, and Sheila Tolliver

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Amy Moredock, Principal Planner; Rob Gunter, Planner II; Brennan Tarleton, 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 Dobson, seconded by Commissioner Jackson and passed by voice vote, the August 8, 2019 Planning Commission Minutes were approved as presented.

3. Extension Requests –

(A) Kent Narrows Hospitality, Inc. (Holiday Inn Express) Major Site Plan #05-10-02-0005-C: Mr. Tom Davis, DMS & Associates, provided an update on the progress of the project to add 25 rooms to the existing hotel. Mr. Jim DiDonato, Kent Narrows Hospitality, said they are awaiting final approval by the franchise and expect to have the permit by year end, and begin construction in early 2020. He said the proposed addition is all hotel rooms and will match everything already approved by Holiday Inn.

The Planning Commission took no action as this was an informational update.

(B) Walter Properties, LLC and Elm Street Development (Perry's Retreat) Major Subdivision #05-14-05-0006-C: Mr. Tom Davis, DMS & Associates, presented the highlights of the applicant's request for a 6-month extension to the conditionally approved Major Subdivision. Mr. Mike Burlbaugh, Vice President Elm Street Development, said they completed a STAC meeting with staff yesterday and will probably be before you in November or December for Amended Major Subdivision review, but wishes to retain the existing conditionally approved plan until such time as that is approved. He added that the water and sewer agreements have been executed.

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

RESOLVED, that at the request of **Walter Properties, LLC, and Elm Street Development (Perry's Retreat)** the conditionally approved Major Subdivision, Department of Planning and Zoning **File #05-14-05-0006-C**, shall be and is

hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **March 12, 2020.**

4. UPDATES: Legislation and Legal Matters – Ms. Amy Moredock, Principal Planner, provided the following updates:

- (A) Modified Critical Area Maps CO 19-05 – County Commissioners will hold a hearing September 24, 2019 for review.
- (B) Shipping / Cargo Containers C) 19-15 – Amendment forwarded to the County Commissioners and will most likely be scheduled for hearing in October.
- (C) Food Trucks – Staff has been reviewing current permits, researching, and looking at Health Department Regulations. Will form committee made up of staff, as well as operators and restaurateurs. Commissioner Jackson offered to sit on the committee.
- (D) Comprehensive Plan Update – Request for Proposal was sent out in July and bids are due September 13, 2019. Selection Committee will meet to review proposals received with the hope that the successful consultant may begin in mid-October.

Commissioner Leigh requested an update on MS4 permit case. Mr. Patrick Thompson, County Attorney, said they are waiting for Judge Ross' official decision and then will decide if we appeal along with Cecil and other counties.

5. Annexation – Town of Barclay Resolution 19-01 Annexation of the Lands of DeMoss and Semans – Waiver Request – Ms. Amy Moredock, Principal Planner, provided the background and highlights of the Town of Barclay's request for County review and proposed zoning reclassifications of the Lands of DeMoss and Semans. Ms. Moredock said this approval takes the form of the County waiving the 5-year hold on the existing zoning classification.

Mr. Patrick Thompson, County Attorney, said the DeMoss property is looking to expand their business and vault makers.

Vice 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 Leigh, seconded by Commissioner Tolliver, and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding the request by the **Town of Barclay regarding Resolution 19-01 Annexation of the Lands of DeMoss and Semans** hereby makes a favorable recommendation to the Queen Anne's County Commissioners finding consistency with the Queen Anne's County Comprehensive Plan as it is

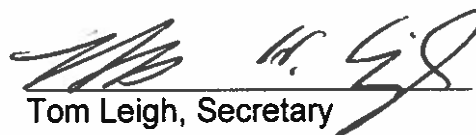
consistent with the strategies articulated in the Town of Barclay Plan Consistency and Implementation as well as Plans for Growth and hereby makes a favorable recommendation relative to the Town of Barclay's request of a waiver of the 5-year hold on the existing zoning classification citing (1) §4-415, the Town has amended its Municipal Growth Element to include these 4 parcels specifically (a) Town of Barclay Resolution 2016-5, approved in December 2016, removed parcels to the west of MD Route 313 and redefined its Municipal Growth Area (MGA) to include the parcels identified in the annexation plan, (b) These parcels are identified at a density of 3.5 dwelling units per acre or greater with the MGA, and (c) the Town is enacting its planning and vision for this area with this Annexation Plan and Waiver Request, and (2) upon adoption of Annexation Resolution #2019-01, the Town will pursue the following Amendments (a) Queen Anne's County Comprehensive Water and Sewer Plan, and (b) Priority Funding Area expansion per the Annotated Code of Maryland §5-7B (State Planning, Priority Funding Areas).

6. Miscellaneous – None.

7. Public Comment – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:14 A.M.

RESPECTFULLY SUBMITTED,


Tom Leigh, Secretary