

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
Thursday October 13, 2022

The Queen Anne's County Planning Commission met on Thursday, October 13, 2022, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeff Reiss, Teddy Baker, Kathy Deoudes, Arthur Ebersberger, and Bill Sylvester.

Also present were Amy Moredock, Director Department of Planning and Zoning; Stephanie Jones, Long Range Principal Planner; Rob Tracey, Senior Planner; John Shelton, Clerk; and Christopher F. Drummond, Esquire.

1. Public Comment – No comments received

2. UPDATES:

(A) Miscellaneous Staff Items – Ms. Amy Moredock, Planning and Zoning Director, provided the following updates:

- (1) 2022 Comprehensive Plan** – has been well received and staff has been on a speaking tour with other jurisdictions and agencies including
 - (a) Talbot County** – Stephanie Jones sat on an ESLC panel and spoke about the process
 - (b) Comprehensive Plan Housing Chapter** – Amy Moredock will be on a MACo panel.
 - (c) Maryland Department of Planning** – will be featuring the Housing Chapter in the quarterly newsletter.
 - (d) Centreville subcommittee on Economic Development** – Stephanie Jones and Amy Moredock will be co-presenting.
 - (e) Maryland Association of Stormwater and Flood Plain Management Annual Conference** – Stephanie Jones and Amy Moredock will be co-presenting.
- (2) Liquor Board** – Rob Tracey, Long Range Planner, said the Supreme Court, in Tennessee Wine and Spirit Retailers Association v. Thomas, ruled residency requirements for liquor licenses are unconstitutional. He said that the Maryland Attorney General has written an opinion saying the same, and the Queen Anne's County Liquor Board is proposing to change the residency requirement to comply with the Supreme Court and Attorney General.

(B) Legislation and Legal Matters – Christopher Drummond, Planning Commission Attorney, provided the following information:

- (1) Maryland Association of Planning Commission** – Mr. Drummond will be on a panel at the conference in Frederick on October 26, 2022.
- (2) Public Service Commission** – provided extensive detail of “regulatory gap” between State and local review and approval that Dorchester County is currently facing regarding large scale solar facilities. He said they have no solution, and it will continue to be a problem for many counties.

3. Extension Requests – No extension requests.

4. Meeting Minutes Review – Upon motion made by Commissioner Leigh, seconded by Commissioner Ebersberger and passed by voice vote, the September 8, 2022, Planning Commission Minutes were approved as presented.

5. Update of Fee Schedule

- (A) Site Plan and Subdivision Regulations** – Rob Tracey, Long Range Planner, said there is currently no established fee or process to determine when an amendment to an approved site plan or subdivision should be considered a new review or simply an amendment. He informed the Planning Commission that the Departments of Public Works and Planning and Zoning have added categories to the fee schedule to establish consistency amongst fees for amendments and new submittals.
- (B) TACO #22-12 - §18:1-218 Proposal of amendment. §18:1-219 Resolutions and petitions for map amendments** – Stephanie Jones, Long Range Principal Planner, described the proposed amendment to allow the County Commissioners to prescribe a fee for citizen sponsored text amendments. She said staff suggests the same fee as map amendments of \$1,500.00.

Upon review and further consideration, the following motion was made by Commissioner Leigh, seconded by Commissioner Ebersberger, and failed by voice vote with Commissioners Leigh and Reiss in favor and Commissioners Deoudes, Sylvester, Ebersberger, and Baker in opposition:

RESOLVED, that the Planning Commission makes a favorable recommendation to the Queen Anne’s County Commissioners for adoption of **TACO #22-12** to allow the County Commissioners to prescribe a fee of \$1,500.00 for citizen sponsored text amendments.

Given the vote, the Planning Commission will forward an unfavorable recommendation.

6. Worksession – Growth Allocation, Comprehensive Map Amendment, and Citizen Sponsored Map Amendment process and requirements – Stephanie Jones, Long Range Principal Planner led the worksession detailing the following:

- (A) Growth Allocation**
- (1) Critical Area Designations
 - (2) Finite Resource
 - (3) Why Growth Allocation is needed
 - (4) Process
 - (5) Where Growth Allocation can be awarded
 - (6) Requirements from COMAR at the State level
 - (7) Planning Commission’s Role

(B) Comprehensive Rezoning Requests

- (1) Process
- (2) 2022 Comprehensive Plan
- (3) Planning Commission's Role

(C) Map Amendments

- (1) Process
- (2) Finding of substantial change in neighborhood or mistake
- (3) Planning Commission's Role

7. Public Comment – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:43 A.M.

RESPECTFULLY SUBMITTED,



Kathy Deoudes, Secretary