



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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County Commissioners:

James J. Moran, At Large
David L. Dunmyer, District 1
Bob Simmons, District 2
Philip L. Dumenil, District 3
Dave Olds, District 4

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 11, 2014**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

October 9, 2014 approved as presented.

EXTENSION REQUESTS:

None – **No action taken.**

UPDATES:

Legislation and Legal Matters

Mr. J. Steven Cohoon, Director of Planning & Zoning, provided the following updates;

- (1) New Board of County Commissioners were recently sworn in and decided to table the following items for further review (A) Budget items including turf fields and WHIP, (B) Wheatlands Farm waiver granted by the previous County Commissioners. Mr. Drummond added that he, County Attorney, Mr. Pat Thompson advised that the action by the previous set of County Commissioners was not legislative and therefore the current Commissioners can make changes**
- (2) County Commissioner Jim Moran was selected to be the liaison to the Planning Commission.**
- (3) Planning Commission Clerk Barbara Norrington will be retiring effective the end of December.**
- (4) A recent Court Case regarding open space for property sold at tax sale has been provided for the Planning Commission to review. Mr. Drummond stated that typically tax sale properties receive a clean title but the Court in this case says it does not eliminate open space.**
- (5) Mr. Drummond informed the Planning Commission that Kevin Quinn and Queen Anne Research & Development have filed suit in Federal Court in Baltimore against the County objecting to the Lot Consolidation Ordinance the Southern Kent Island Sewer Service Area which does goes by, but does not include his properties.**

9:00 A.M.

PROJECT:

MASP # 04-14-09-0008-C

VJ VENTURES, LLC & THE KING'S STEWARD, LLC

Proposing to combine 2 lots into 1 and create a 44 unit apartment building. The applicant is proposing workforce housing and requesting bonus density under the provisions of section 18-1-28 D.2.f. to increase the density of the site from 10 units per acre to 20 units per acre. The applicant is also requesting a bonus unit under the Moderately Priced Dwelling Unit provisions in section 18-1-108 N.

Requesting Major Site Plan Approval

DMS & Associates, LLC

Holly A. Tompkins, Senior Planner

Density increase granted.

Major Site Plan approval granted with conditions.

MISCELLANEOUS STAFF ITEMS

County Commissioner Jim Moran expressed read Proclamation and expressed thanks to Ms. Barbara Norrington for her years of service to the County.

PUBLIC COMMENTS

Mr. Jody Schulz expressed his thanks to Planning Commissioners Barry Waterman and Jeffrey Reiss whose terms expire at the end of the year, and his hope that the current County Commissioners will select them to continue for an additional 5 years as they have both done an excellent and knowledgeable job for all citizens.

NOTE: PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 45 MINUTES PRIOR TO THE MEETING.