



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

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, JUNE 12, 2014**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

May Planning Commission Minutes approved as amended.

EXTENSION REQUESTS:

MAJOR SITE PLAN #02-13-10-0012

Chuck's Body & Fender

Granted to September 11, 2014.

MAJOR SUBDIVISION #05-11-11-0002

VJ Ventures, LLC

Granted to September 11, 2014.

MAJOR SITE PLAN #02-13-10-0008

Bearing Construction, Inc.

Granted to July 10, 2014.

UPDATES:

Legislation and Legal Matters

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

(A) Southern Kent Island – May 27, 2014 the County Commissioners approved (1) Southern Kent Island Sewer Extension, (2) CO 13-24 Use and Merger of Certain Substandard Lots in the Neighborhood Conservation (NC) District, and (3) CO 14-07 Establishment of a South Kent Island Wastewater Subdistrict and Sewage System Benefit Assessment, which all became effective upon approval. Mr. Cohoon added that newspapers are reporting there is an active referendum being sought to

- prevent lot merger under CO 13-24. If effective, it will allow all current lots of record along sewer extension will be eligible for hook-up.**
- (B) Nuisance Complaints – the Department is currently busy with numerous nuisance complaints regarding grass cutting. Under CO 14-02 administrative fees of \$100 are assessed for coordination of mowing. Additionally he stated that the County worked with an owner to remove a derelict trailer and cleared up site along Grasonville Cemetery Road.**
- (C) CO 14-12 regarding Floodplain Management will be detailed later in the meeting.**
- (D) Johnson Property on the Wye River - County hired contractor to make shoreline adjustments and the bill will be submitted to the Court for repayment.**

PROJECT:

Major Administrative Subdivision #04-14-03-0002
White's Heritage Partners, LLC (Gibson's Grant)
Proposing to revise the lot lines between lots 56 – 75, 77-85, 147, and 148, amend the approved Gibson's Grant pattern book, and amend the approved landscape plan
Requesting Major Administrative Subdivision approval
McCrone, Inc.
Holly A. Tompkins, Senior Planner
No action taken.

Informational Presentation on Floodplain Management Ordinance

Todd Mohn, Director of Department of Public Works
No action taken.

Review of Airport Layout Plan and Proposed Improvements at Bay Bridge Airport

Proposing construction of new airplane hangars and future implementation of the Airport layout.
J. Steven Cohoon, Director of Planning & Zoning
No action taken.

MISCELLANEOUS STAFF ITEMS

No action taken.

PUBLIC COMMENTS

Jody Schulz, Kent Island Volunteer Fire Department President, expressed desire to meet with Bay Bridge Airport Manager regarding potential helipad and emergency response plan. Additionally, he expressed discontent with the unwillingness of Gibson's Grant developer to make contribution to KIVFD.

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