



*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, MARCH 13, 2014**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

January 9, 2014 Planning Commission Minutes approved as presented.

UPDATES: Legislation and Legal Matters

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

- (1) County Commissioners held a Public Hearing on Ellendale but have not held a vote.**
- (2) CO 13-24 Use and Merger of Certain Substandard Lots in the Neighborhood Conservation (NC) District; Likely to be heard at the County Commissioner's meeting in April.**
- (3) CO 14-02 Administrative Fees in Nuisance Abatement Matters; County Commissioners will hold Public Hearing March 25, 2014 regarding allowing administrative fee of \$100 for zoning enforcement actions such as trash or structure removal and grass cutting.**
- (4) Johnson Property – ongoing enforcement action.**
- (5) Cloisters – appeal pending in Circuit Court.**

EXTENSION REQUESTS

MASP #03-13-09-0004

Clow Ventures, LLC

Extension Granted to June 12, 2014.

MASP #02-13-10-0012

Chuck's Body & Fender

Extension Granted to June 12, 2014.

MAJOR SUBDIVISION #05-11-11-0002

VJ Ventures, LLC

Extension Granted to June 12, 2014

MASP #02-13-10-0008

Bearing Construction, Inc.

Extension Granted to June 12, 2014

MAJOR SUBDIVISION #03-13-10-0013

Claiborne Fields

Extension Granted to April 10, 2014.

Upon discussion, motion and unanimous vote, the Planning Commission directed staff to change from 90-day to 180-day policy for projects to comply final approvals.

9:30 A.M.

PROJECTS

MAJOR SUBDIVISION #03-14-02-0001 Amendment

Kelbaugh, James

200 Shady Farm Lane, Centreville

Proposing to reconfigure the existing non-contiguous open space.

Requesting Preliminary and Final Major Subdivision Amendment approval.

Kirby & Associates, Inc.

Holly A. Tompkins, Senior Planner

Preliminary Major Subdivision approval granted.

Planning Commission findings of Compliance with Planning Commission Rule Section 7(d) to permit preliminary and final approvals at the same meeting.

Final Major Subdivision approval granted with conditions.

CONCEPT PLAN #04-13-11-0002

Chesapeake Village Center

502 Main Street, Stevensville

Proposing to construct two 4-story mixed use buildings w/39 apartments

Requesting Concept Plan Approval and Parking Reduction

DMS and Associates, LLC

Frank V. Hall, Senior Planner

Concept Plan approval granted.

Parking Reduction granted

CONCEPT PLAN #04-13-12-0005-C

VJ Ventures & King's Steward

Shamrock Road & Main Street, Chester

Proposing to combine lots 6 & 7 and construct a 43-unit apartment building.

Requesting a density increase under §18:1-28.D(2)(a) [1][f] and Concept Plan approval.

DMS & Associates, LLC

Holly A. Tompkins, Senior Planner

Density increase under §18:1-28.D(2)(a)[1][f] granted.

Concept Plan approval granted

MAJOR SITE PLAN #04-13-08-0011

Vineyards of Queen Anne's (Phase I)

Pier One Road, Stevensville

Proposing to reverse/flip the orientation of the conditionally approved hotel and banquet facility, restaurant and bar, service area and outdoor covered porch area.

Requesting Amended Major Site Plan approval

DMS & Associates, LLC

Holly A. Tompkins, Senior Planner

Amended Major Site Plan approval granted with conditions.

12:00 P.M.

LUNCH

12:30 P.M.

MAJOR SITE PLAN #07-13-11-0005

Power Electronics

3011 Millington Road, Millington

Proposing to construct an outdoor storage area and additional parking

Requesting Major Site Plan approval.

McCrone, Inc.

Holly A. Tompkins, Senior Planer

Major Site Plan approval granted with conditions.

MISCELLANEOUS STAFF ITEMS

Matapeake Professional Park update

J. Steven Cohoon, Director of Planning & Zoning

Faith Elliott-Rossing, Director of Economic Development

No action taken.

Discussion of Future Educational Meetings

J. Steven Cohoon, Director of Planning & Zoning

Consensus reached to hold joint educational / informational meetings with towns and municipalities.

PUBLIC COMMENTS

Jody Schulz, Chester, spoke regarding the need for pedestrian linkages between Kent Narrows and Chester on the south side of US Route 15/301.

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