



**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:

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

REVISED

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, NOVEMBER 14, 2013**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

October Planning Commission Meeting Minutes approved as presented.

EXTENSION REQUESTS:

Major Site Plan #04-10-01-0001-C Amendment

Bay East Development Corporation

Granted to the August 2014 Planning Commission Meeting.

UPDATES:

Legislation and Legal Matters

(1) Mr. Gregg Todd, QAC Administrator, provided the following updates from the County Commissioner's Office:

(a) CO 13-12 Rezoning of 4.58 ac. +/-, Portions of Parcel 20 on QAC Tax Map No. 56 from Stevensville Master Planned Development (SMPD) to Urban Commercial (UC) Zoning District; County Commissioners extended to allow time to speak to applicant about modifications.

(b) CO 13-16 Criteria for Designation as Intensely Development Area (IDA) under the QAC Chesapeake Bay Critical Area Act, Chapter 14:1 of the Code of Public Local Laws of QAC; is now before the Critical Area Commission.

(c) CO 13-21 Critical Area Growth Allocation; is now before the Critical Area Commission.

(d) CO 13-23 Compensation of the Board of County Commissioners; approved increase in County Commissioner's pay from \$19,000 to \$25,000.

(e) CO 13-24 Use and Merger of Certain Substandard Lots in the Neighborhood Conservation (NC) District; introduced 11/12/13 with a Public Outreach meeting scheduled at Kent Island High School in December.

(2) Mr. Steve Cohoon, Director of the Department of Planning & Zoning provided the following updates:

(a) Merrick Farm; Board of Appeals verbally denied last Tuesday.

(b) Cloisters; Board of Appeals denied finding the applicants did not have standing.

(c) Four Seasons; State Board of Public Works postponed pending investigation of Wetlands Administrator and Four Season's attorney serving on the same Board.

9:00 A.M.

COMPREHENSIVE PLAN WORK SESSION

Detailed discussion on implementing the 2010 Queen Anne's County Comprehensive Plan and in particular the recommendations found in the Land Use section.

Helen M. Spinelli, AICP, Principal Planner

No action taken.

12:00 P.M.

LUNCH

12:45 P.M.

PROJECTS:

MAJOR SITE PLAN #05-13-08-0002

Chesapeake College, Wye Mills

Proposing major building renovations for the athletic program and a two-story 68, 939 square foot addition to the existing PE/gym building for the Allied Health program.

Improvements to the drop off loop, expanded parking area, and a geothermal field are also proposed. The proposed total floor area is 98,188 square feet.

Requesting Major Site Plan Approval.

DMS & Associates

Frank V. Hall, Senior Planner

Granted with conditions.

MAJOR SITE PLAN #03-13-09-0004

Clow Ventures, LLC

Proposing to add a 6,909 sq. ft. self-storage building to an existing self-storage rental facility.

Requesting Major Site Plan Approval.

Lane Engineering, Inc.

Holly Tompkins, Senior Planner

Granted with conditions.

CONCEPT PLAN #03-13-10-0001

Solis Energy Solutions, Inc. / Leaverton, Mary Ellen

Proposing to construct an approximately 14.4 acre solar array operation.

Requesting Concept Plan Approval and a Favorable Recommendation from the Planning Commission to the Board of Appeals.

DMS & Associates

Holly Tompkins, Senior Planner

Concept Plan approval granted with conditions.

Favorable recommendation to the Board of Appeals with conditions.

MISCELLANEOUS STAFF ITEMS

No action taken.

PUBLIC COMMENTS

Jody Schulz – Thanked Commissioner Howard for his service and thanked Commissioner Reiss for continuing to enforce requirement for developers to meet with local volunteer Fire Departments.

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