



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

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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

REVISED

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

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Jeff Horseman, Mid-Shore Riverkeeper, spoke in opposition to the Wheatland request to waive the 5 year waiting period for the zoning change to become effective as he believes development of this site will be detrimental to the Wye River.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

August 14, 2014 Minutes approved as presented.

EXTENSION REQUESTS:

MAJOR SITE PLAN #02-13-10-0008

Bearing Construction – **Not necessary.**

MAJOR SUBDIVISION #03-14-02-0001 AMENDMENT

Kelbaugh, James – **9-month extension granted.**

MAJOR SUBDIVISION #05-11-11-0002

VJ Ventures – **30-day extension granted.**

MAJOR SITE PLAN #04-13-08-0011

Vineyards of Queen Anne's (Gardens of Queen Anne's) – **Not necessary.**

UPDATES

Legislation and Legal Matters

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

(A) Kent Island Transportation Plan – Open House style forum was held on Kent Island to present scope of the project to the public and receive public input.

Meeting can be viewed on QACTV7.

- (B) Merrick Sand and Gravel Pit – On August 21st the Board of Appeals granted approval with all conditions recommended by the Planning Commission with a few tweaks.
- (C) Haven House Ministries – Public Information Meeting held August 25th was well attended. Public Comment was taken with those in opposition disliking the location. Many spoke in favor of Haven House Ministries, their current facility and operation. Meeting can be viewed on QACTV7.
- (D) Southern Kent Island Comprehensive Water and Sewerage Plan – County Commissioners had a presentation on August 26th and held a Public Hearing on September 9th.
- (E) CO#14-03 Electronic Signs –approved by the County Commissioners as applicant requested without the suggested change by the Planning Commission to message changing 3 times per day.
- (F) CO#14-12 Floodplain Management in QAC – County Commissioners held a Public Hearing and no comments were received. Approved September 9th.
- (G) Economic Development – presented Strategic Plan to the County Commissioners.
- (H) Kent Narrows Development Foundation – presented Economic Impact Study on tourism and employment.
- (I) Special Events / Conditional Use – the Department has received and approved application for Possum Point. Application for Maria’s Love Point Inn has been received and is under review.
- (J) CO#14-11 Impervious Surface and Transferable Development Rights in the Suburban Industrial District – County Commissioners held a public hearing and approved as requested by the applicant without any of the Planning Commission’s suggested changes as they felt more research and review should be given to those modifications.

9:00 A.M.

PROJECT

CONCEPT PLAN # 05-14-03-0005-C

Fisherman’s Village Hotel & Conference Center

Kent Narrows Way South, Grasonville, MD (Parcels 333 & 494)

Proposing to construct an 81,000 sq ft Hotel and Conference Center with associated parking.

Requesting Concept Plan Approval

DMS & Associates, LLC

J. Steven Cohoon, Director

Concept Plan approval granted.

10:00 A.M.

WHEATLANDS ANNEXATION

Annexation request for Wheatlands Farm Property into the Town of Queenstown and recommendation to the Board of County Commissioners on the Waiver of Zoning

Requested by the Town of Queenstown

Annexation requested by Waterman Family Limited Partnership

Helen M. Spinelli, AICP, Principal Planner

Favorable recommendation to the Queen Anne’s County Commissioners for Waiver of 5-year hold on Zoning.

CRITICAL AREA MAPPING UPDATE:

Update on draft Critical Area maps, public informational meetings and adoption process.
Nancy E. Scozzari, Senior Planner

No action taken.

POSTPONED

~~COMPREHENSIVE WATER & SEWERAGE PLAN~~

~~Comprehensive Three Year Update~~

~~Requesting a Favorable Recommendation to the Sanitary Commission for Adoption.~~

~~Requesting a Finding of Consistency with the Comprehensive Plan.~~

~~Alan Quimby, P.E., Chief Sanitary Engineer~~

MISCELLANEOUS STAFF ITEMS

Overview of County Owned Farmland and Parks

No action taken.

PUBLIC COMMENTS

None.

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