



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

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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

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, FEBRUARY 9, 2012**

8:45 A.M.

PUBLIC COMMENTS - None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

January 12, 2012 PC Minutes approved as written and amended.

EXTENSION REQUESTS:

MINOR SITE PLAN #04-11-08-0003

Safeway Gas Station

Granted to May 10, 2012.

MAJOR SITE PLAN #04-08-01-0001-C

MD General Land Company, LLC

Granted to May 10, 2012.

UPDATES:

Legislation and Legal Matters

(A) Mr. Gregg Todd, Queen Anne's County Administrator, provided the following updates regarding County Commissioner legislation;

(1) CO 11-17, 18 and 20 – Grasonville rezonings approved by County Commissioners,

(2) CO 11-15 and 21 – Plumbing Board and Public Ethics Law are pending future meetings,

(3) Legislation in Annapolis – Some concerning Bills for County finances particularly regarding Maintenance of Effort for Schools, Teacher Pensions, and Septic Systems.

(B) Mr. Christopher Drummond, Planning Commission Attorney provided the following updates;

(1) Citizens vs. Chester Haven Beach and Queen Anne's County – Our Motion to Dismiss was granted saying there is nothing to rule for or against,

(2) Citizens vs. Queen Anne's County regarding re-zoning of 4 or 5 parcels that the PC recommended against – hearing on remaining issues on March 20, 2012,

(3) Reinhiemer – Board of Appeals ruled Department of Planning & Zoning is required to issue permit for Bed and Breakfast. Declaratory Judgement / Injunction regarding large functions is still pending.

(C) Mr. J. Steven Cohoon, Director of Department of Planning and Zoning, stated that a Notice of Appeal has been received by the Department regarding the Cell Tower north of Chesapeake Bay Business Park.

9:00 A.M.

PROJECTS:

MAJOR SUBDIVISION #05-11-11-0002

VJ Ventures

506 Grasonville Cemetery Road, Grasonville

Proposes to subdivide into 14 residential lots with 3 open space lots and the creation of a new public road.

Requesting Preliminary Subdivision Approval

DMS & Associates, LLC.

Holly Tompkins, Senior Planner

Preliminary Approval granted with conditions.

CONCEPT PLAN #04-11-12-0003-C

Miltec UV, LLC

Matapeake Business Park, Romancoke Road, Stevensville

Proposes a 102,600 sq. ft. industrial building in two phases for high tech manufacturing and product development research.

Requesting Concept Plan Approval

McCrone, Inc.

Holly Tompkins, Senior Planner

No action taken.

BREAK

ORDINANCES & TEXT AMENDMENTS

Ordinance/TA 12-01 Provision of Emergency Services in Queen Anne's County. To amend Chapter 18:1-148 D. and 18:1-160 D. and provide for consideration of the provision of emergency services for all development approvals in Queen Anne's County.
Helen M. Spinelli, AICP

PC consensus to make changes and hold Public Hearing in March.

TA 12-02 Apartment Development provisions to amend Chapter 18 Land Use and Development Code. To allow for increased opportunity for multifamily development in multiple zoning designations at increased density including Town Center, Neighborhood Village Center and others as appropriate and to provide for additional development standards such as design, landscaping, parking and others as may be appropriate.
Helen M. Spinelli, AICP

No action taken.

MISCELLANEOUS STAFF ITEMS

Update on pending State Legislation.

PUBLIC COMMENTS

None.

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