



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

Eric S. Wargotz, M.D., Countywide
Courtney M. Billups, District 1
Paul L. Gunther, District 2
Gene M. Ransom III, District 3
Carol R. Fordonski, District 4

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, MAY 14, 2009**

8:45 A.M.

PUBLIC COMMENTS

Erney Maher – expressed concern regarding the growth proposed in the Draft Queenstown Comprehensive stating that it will adversely impact the environment and traffic. Specifically, he opposed the development of the Wheatland Farm property.

Tom Lee – expressed opposition to development of the Wheatland Farm property as it will adversely affect the health of the Wye River.

Sheila Toliver – expressed concern regarding the Queenstown Comprehensive Plan citing the intense development of environmentally sensitive areas, lack of infrastructure, and inclusion of properties that will result in the Town being bisected by Route 50.

Carol Fordonski – suggested that the Water Resources Element be included in the Queenstown Comprehensive Plan.

Mareen Waterman – stated that the proposed development area of the Wheatland Farm property is in the existing cornfield, no trees would be removed, and hundreds or thousands of trees would be planted.

Perry Strutman – said Queenstown is moving forward with wastewater treatment plant and will have more capacity. He said the current financial situation leaves 3 options; (1) do nothing and go bankrupt, (2) raise taxes, or (3) embrace annexation requests and let developers absorb costs of re-doing infrastructure.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

April 9, 2009 Minutes approved as presented.

CERTIFICATE OF APPRECIATION PRESENTATION

Chairman Frohn and Commissioner Fordonski presented retiring Planning Commission Member Arnold Hafner with certificates and gifts of appreciation for his dedication to Emergency Services and service to the County as a Planning Commission member.

EXTENSION REQUESTS

NONE

UPDATES:

Legislation and Legal Matters

Aspen Institute – Board of Appeals granted Conditional Use approval and the decision has been appealed to the Circuit Court.

Emerson Mine – Board of Appeals Conditional Use approval appeal is moving through the Circuit Court and should go to trial soon.

Ruby Tuesdays – Circuit Court decision is being appealed to the Maryland Court of Special Appeals.

Queen Anne's County Comprehensive Plan

Copy of power point presentation recently made to the County Commissioners was distributed to Planning Commission members.

Queenstown 2009 Community Plan ó Draft April 2009

Work Session to be scheduled during June Planning Commission meeting to develop comments for the Queenstown Planning Commission.

PUBLIC HEARINGS

9:15 A.M.

CHAPTER 18 - COMPREHENSIVE ZONING MAP AMENDMENTS

Kent Island Suburban Commercial (KISC) Zoning Map Amendments

To amend the Zoning Map to rezone Suburban Commercial (SC) zoned properties on Kent Island to the new Kent Island Suburban Commercial (KISC) zoning district TA #09-05, CO #09-05.

David Dahlstrom, AICP

Senior Community and Environmental Planner

Favorable recommendation to the Queen Anne's County Commissioners.

9:30 A.M.

PETITION FOR REZONING #02-09-03-0007

Zoning Map Amendment-Rezoning Petition Filed by Joseph A. Stevens, Esq.
on behalf of Carl D. Bathon

Tax map 30 Parcel 6

113 Massey Avenue, Price, Maryland

Petitioner proposes to rezone 0.37 acres from NC-2 to SI

Rob Gunter, Community & Environmental Planner

Favorable recommendation to the Queen Anne's County Commissioners.

10:00 A.M.

BREAK

10:15 A.M.

INFORMATIONAL PRESENTATIONS

KENT MANOR INN, LLC / CO #07-29

This rezoning, initiated in 2007 was part of various map amendments intended to implement the goals and objectives of the Chester / Stevensville Community Plan adopted on May 1, 2007. Action by the County Commissioners on CO #07-29 that proposes rezoning Parcel 21 on Tax Map 56 from the Stevensville Master-Planned Development (SMPD) District to the Countryside (CS) District was tabled in October 2007 and referred back to the Planning Commission.

Joseph A. Stevens, Esq., Stevens, Phillips & McCann, LLC
Alan Michaels, Principal, Kent Manor Inn, LLC

No action taken.

WATER RESOURCES ELEMENT PRESENTATION

Maryland Department of the Environment

Janice Outen, Division Chief of Water & Sewerage Plan Review Division

Maryland Department of the Environment

Ray Anderson, Public Health Engineer - Water & Sewerage Plan Review Division

Maryland Department of the Environment

No action taken.

11:15 A.M.

CHAPTER 18 TEXT AMENDMENTS

TA #09-11 Neighborhood Village Center (NVC) District

To create development standards for achieving the development principles recommended in the Chester/Stevensville Community Plan.

Article V. District Standards

§18:1-27.1. To create new Neighborhood Village Center zoning district and standards.

Article III. Zoning Districts

§18:1-9. To enumerate the new Neighborhood Village Center zoning district.

David Dahlstrom, AICP

Senior Community and Environmental Planner

Planning Commission directed staff to work with the property owner to develop text amendment.

11:45 A.M.

WIND TURBINE PROPOSED POLICY

To establish Planning Commission policy for the staff review and evaluation of wind turbine zoning certificates and building code permits.

David Dahlstrom, AICP

Senior Community and Environmental Planner

Approved and adopted as presented.

MISCELLANEOUS STAFF ITEMS

PUBLIC COMMENTS - None

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