



*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, NOVEMBER 12, 2009**

8:45 A.M.

PUBLIC COMMENTS

Mr. Richard Altman, Queen Anne's Conservation, provided letter of analysis prepared by his organization regarding the Chester Haven Beach property's consistency with the Chester / Stevensville Community Plan.

MEETING MINUTES REVIEW

Meeting minutes review and approval. October 23, 2009 and October 30, 2009 Special Planning Commission Meeting Minutes approved as amended. Approval of October 8, 2009 Planning Commission Meeting Minutes deferred until December meeting.

EXTENSION REQUESTS

None

UPDATES:

Legislation and Legal Matters

- (1) County Commissioner's advised moving forward with Economic Development Commission recommendations that everyone agrees upon.**
- (2) Chester Haven Beach has filed an appeal alleging the Planning Commission motion regarding Master Water & Sewer Service was not accurate.**
- (3) County Commissioners withdrew proposed ordinance regarding Shallow Water Areas and the Soil Conservation District adopted a policy on October 28, 2009 regarding Shallow Water Areas.**
- (4) Kent Island LLC, Mr. Drummond provided the Planning Commission with the County's response.**
- (5) Queen's Landing Marina – pending agreement between Marina owners and slip owners to address situation of lack of necessary permits.**

Expansion of the Foreman Branch Rural Legacy Area

Donna Landis-Smith

Planning Commission reached a consensus to sent letter of support to County Commissioners.

SSP #05-09-07-0005

Prospect Plantation West Homeowner's Assoc., Inc.

(The Enclave at Prospect Bay)

Prospect Bay Road, Grasonville

Proposes 14 age restricted condominium units

Requesting Concept Plan Approval and a Favorable Recommendation to the Sanitary

Commission for an Amendment to the Water and Sewerage Plan

McCrone, Inc.

Frank V. Hall, Senior Land Use Planner

Concept Plan approval granted.

Favorable recommendation to the Sanitary Commission for Amendment into the Water and Sewerage Plan.

9:45 A.M.

BREAK

10:00 A.M.

MISCELLANEOUS STAFF ITEMS

Land Use & Zoning Development Process

Introduction to the Submittal and Review documents and process

Holly A. Tompkins, Senior Land Use Planner

No action taken.

INFORMATIONAL PRESENTATION

Highs Convenience Store & Gas Station

Maryland General

Rt. 50 Chester

No action taken.

QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN UPDATE

Review of Draft Comprehensive Plan

Helen M. Spinelli, AICP, Chief, Community & Environmental Planning

No action taken.

12:00 P.M.

LUNCH

12:45 P.M.

QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN UPDATE

Review of Draft Comprehensive Plan

Helen M. Spinelli, AICP, Chief, Community & Environmental Planning

No action taken.

PUBLIC COMMENTS

Terri Babb, Kent Island, expressed concern regarding flooding and evacuation plans.

Christina Clark, Stevensville, asked that the Planning Commission consider some planning for the Wye Mills Area in the Comprehensive Plan.

Mary Margaret Revell Goodwin, Centreville, expressed support of study of changing floodplains and volunteered to assist in preparation of historical overlay map.

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

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