



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

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REVISION #2

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, OCTOBER 8, 2009**

8:45 A.M.

PUBLIC COMMENTS

Richard Altman ó stated that the spirit of the memo from the Economic Development Council was laudable however; some of the specifics are unworkable and suggests the creation of a committee to review ideas.

Jim Luff ó expressed his appreciation for consideration of the EDC's suggestions to improve the development review process.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

September 10, 21, and 28, 2009 Planning Commission Minutes approved.

EXTENSION REQUESTS

MISP #04-08-12-005-C

SMO, Inc (Thompson Creek)

Extension request withdrawn as project is ready for final signatures today.

UPDATES:

Legislation Legal Matters

CO 09-04 regarding the Bathon rezoning was adopted by the County Commissioners on September 8, 2009.

CO 09-18 regarding Emergency Services was adopted by the County Commissioners on September 28, 2009.

Bay Bridge Airport / Vineyards ó working to move forward.

Matapeake Property ó hoping to have master site plan for Board of Public Works completed soon.

Legal Matters

Grasslands ó Awaiting hearing by the Board of Appeals after being remanded by the Court of Appeals.

Foxx Fields ó proceeding to Circuit Court.

Cloisters ó Memorandum filed in Anne Arundel County Circuit Court alleging that the Planning Commission has violated the March 2009 Consent Order by failing to place the project on their Agenda. No action required by the Planning Commission at this time.

IMPERVIOUS SURFACES AND THE ENVIRONMENT

Jim Uphoff, Department of Natural Resources

No action taken.

10:00 A.M.

BREAK

10:15 A.M.

TOTAL MAXIMUM DAILY LOADS (TMDLS)

Presentation and discussion

Jim George, Maryland Department of the Environment

No action taken.

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

Withdrawn.

11:15 A.M.

Review of Recommendations from the Economic Development Commission to improve the Development Review Process

J. Steven Cohoon, Chief, Land Use and Zoning

Planning Commission directed staff to develop strategies for simplification of the development review process to present to the Planning Commission.

12:00 P.M.

LUNCH

12:45 P.M.

~~**TOWN OF CENTREVILLE COMPREHENSIVE PLAN—MUNICIPAL GROWTH ELEMENT (MGE) DRAFT**~~

~~**Staff Review Memo and draft Comment Response Letter to Town of Centreville David Dahlstrom, AICP, Senior Community and Environmental Planner**~~

COMMUNITY PLANS

Draft Wye Mills Area Community Plan

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

Review of 60-Day Review Comments

Robert Gunter, Community & Environmental Planner

Motion for favorable recommendation to the Queen Anne's County Commissioners failed and no further action was taken.

Queen Anne's County Comprehensive Plan Update

Review of Plan Elements and Planning Commission Recommendations

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

Public Comments reviewed and Work Sessions for further review scheduled for October 23 and 30, 2009 at 8:45 A.M. in the Planning Commission Hearing Room.

MISCELLANEOUS STAFF ITEMS

Presentation on the Redevelopment of the Wells Cove Area

Kent Narrows Redevelopment LLC

Wells Cove Road, Grasonville

9,990 sq. ft. Banquet Facility

DMS and Associates

J. Steven Cohoon, Chief, Land Use and Zoning

Frank V. Hall, Senior Land Use Planner

No action taken.

INFORMATION ITEM

Informational Presentation of Proposed Chick-fil-A

Main Street (Route 18), Chester

Pad site between Kent Towne Market and Safeway

4,596 sq. ft. fast food restaurant w/ drive-through

Applicant is presenting and requesting a review by the Planning Commission for feedback on their proposal as it relates to the TC zoning Design Standards prior to official submittal.

Holly A. Tompkins, Senior Land Use Planner

No action taken.

Mr. Gary Repecki, Chief of Operations for the Department of Parks and Recreation provided an update on Davidson Park on Kent Island.

Chairman Frohn stated that the Planning Commission was entering mediation regarding the Queenstown Community Plan with sub-committee made up of himself, Ms. Kerr and Mr. Howard, with Mr. Richardson as an alternate.

PUBLIC COMMENTS

Richard Altman expressed concern regarding redundant asphalt on the Chick-fil-A site. Additionally, he said that regarding the Wells Cove Property, the pad for the functions building appears to obstruct parking spaces.

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