



Queen  
Anne's  
County

DEPARTMENT OF LAND USE, GROWTH  
MANAGEMENT & ENVIRONMENT

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**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

**SPECIAL MEETING  
QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
WEDNESDAY, AUGUST 5, 2009**

8:45 A.M.

**PUBLIC COMMENTS**

**Nick Stoer – expressed concern regarding the underrepresentation of Kent Island on Topic Committees. Additionally, he opined that a strategic vision seems to be missing and there is no continuity within Towns.**

**Carol Fordonski – expressed concern regarding the Comprehensive Plan regarding the following issues; disconnect between Topic Committees and Citizen Advisory Committee, Water Resources Element being addressed last, rapid timeline, and consultants.**

**Richard Altman – expressed concern regarding the Comprehensive Plan process in that there is a lack of good statistics on rates of growth for land uses within the County, and lack of market research to determine what can be supported.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**July 9, 2009 Minutes approved as presented.**

**EXTENSION REQUESTS**

None

**UPDATES:**

Legislation and Legal Matters - **Mr. Gregg Todd**, Chief Operating Officer, Queen Anne's County, provided the following updates; (1) CO 08-10 Application of Fertilizer in Critical Area Buffer approved by County Commissioners, (2) CO 09-07 Expansion of Existing, Lawfully Non-conforming Disposal Uses approved by County Commissioners, (3) CO 09-09 the adoption of a new Article I of Chapter 21 of the Code of Public Local Laws of Queen Anne's County (2004 Ed.) to be entitled "Volunteer Fire Companies" approved by County Commissioners, (4) CO 09-10 The Queen Anne's County Chesapeake Bay Critical Area Program, Chapter 14 of the Code of Public local Laws, Growth Allocation Process and Location Criteria approved by County Commissioners,

(5) CO 09-13 Queen Anne's County Fire Prevention Code approved by County Commissioners, (6) CO 09-15 Storage of Residential Refuse in Queen Anne's County approved by County Commissioners, (7) CO 09-16 Repeal and Adoption with amendments of the Local Public Laws of Queen Anne's County Chapter 14 CHESAPEAKE BAY CRITICAL AREA ACT Official Chesapeake Bay Critical Area Overlay Map Number 58 approved by County Commissioners, (8) Bay Bridge Airport Property ó 3 proposals presented to the County Commissioners and they have chosen Coastal South and are now in negotiations regarding terms and project will come before the Planning Commission, (9) Matapeake property ó MillTech is in discussion with Department of Public Works regarding relocation from Chesapeake Bay Business Park to Matapeake property, (10) Chesapeake College Pool ó County Commissioners creating a Memorandum of Agreement with the College to keep the pool open for 3 years to allow for fundraising to establish a YMCA in the County.

**Mr. Steve Cohoon**, Chief of Land Use and Zoning, provided the following updates; (1) Foxx Fields ó Board of Appeals supported Planning Commission decision with one modification. Decision has been appealed to Circuit Court, (2) University of Maryland ó two comments have been received and the County Commissioners requested they be forwarded to the Planning Commission, (3) Walgreens ó modifications to the project regarding landscaping species have been made and there have been no adjustments to the size of the property or project.

Queen Anne's County Comprehensive Plan ó **Ms. Helen Spinelli**, Chief of Community and Environmental Planning, welcomed any comments regarding the Comprehensive Plan and its process. She provided the Planning Commission with the "Committee Work Process Diagram" enumerating the schedule of the CAC, TC and Comprehensive Plan Team. She stated that the CAC is charged with developing the Land Use plan and is not intended to change recommendations of TCs.

Ms. Spinelli provided the Planning Commission with a copy of CO 09-20 Shallow Water Areas for Wildlife and Constructed Wetlands in Queen Anne's County.

**MISP #04-08-12-005-C**

SMO, Inc (Thompson Creek)

401 Thompson Creek Rd. Stevensville

Proposes a 3,179 sq. ft. convenience store, gas pumps and associated parking.

Requesting Minor Site Plan Approval

Bohler Engineering

Frank V. Hall, Senior Land Use Planner

**Minor Site Plan approval granted.**

**MAJOR SUBDIVISION #03-09-06-0008**

Tracy Higgs (Ashland Meadows, Phase 3)

Ashland Drive, Centreville

Proposes 1 New Lot with 1 Remaining Large Lot

Requesting Preliminary Subdivision Approval

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

**Preliminary Subdivision approval granted.**

**MAJOR SUBDIVISION #02-09-06-0007**

John & Theresa Dixon (Kingsfield Phase 2)

Rt. 300, Sudlersville

Proposes 3 Cluster Lots & a Reconfigured Building Pad

Utilizing 3 TDRs Lifted from Springview Land Ptsp.

Requesting Preliminary & Final Subdivision Approval

McCrone, Inc.

Jennifer J. MacGlashan, Land Use Planner

**Preliminary Subdivision approval granted.**

**Planning Commission made Findings of Fact that Preliminary and Final Subdivision review can be made at the same meeting in accordance with Planning Commission Rules Article II Section 7(d).**

**Final Subdivision approval granted.**

10:00 A. M.

**BREAK**

10:15 A.M.

**TALBOT COUNTY WATER RESOURCES ELEMENT & PRIORITY PRESERVATION ELEMENT – 60 DAY REVIEW DRAFT**

Staff Review Memo and draft Comment Response Letter to Talbot County

Robert Gunter, Community & Environmental Planner

**Consensus to send proposed Draft Comment Response Letter with minor changes to Talbot County.**

**KENT COUNTY WATER RESOURCES ELEMENT & PRIORITY PRESERVATION ELEMENT – 60 DAY REVIEW DRAFT**

Staff Review Memo and draft Comment Response Letter to Kent County.

Katrina L. Tucker, AICP, Senior Community & Environmental Planner

**Consensus to send proposed Draft Comment Response Letter with minor changes to Kent County.**

**TOWN OF BARCLAY COMPREHENSIVE PLAN – 60 DAY REVIEW DRAFT**

Staff Review Memo and draft Comment Response Letter to Town of Barclay

David Dahlstrom, AICP, Senior Community & Environmental Planner

**Consensus to send proposed Draft Comment Response Letter with minor changes to Town of Barclay.**

**TOWN OF TEMPLEVILLE COMPREHENSIVE PLAN – 60 DAY REVIEW DRAFT.**

Staff Review Memo and draft Comment Response Letter to Town of Templeville

David Dahlstrom, AICP, Senior Community & Environmental Planner

**Consensus to send proposed Draft Comment Response Letter with minor changes to Town of Templeville.**

**TOWN OF SUDLERSVILLE COMPREHENSIVE PLAN – MUNICIPAL  
GROWTH ELEMENT (MGE) DRAFT**

Staff Review Memo and draft Comment Response Letter to Town of Sudlersville  
David Dahlstrom, AICP, Senior Community & Environmental Planner

**Consensus to send proposed Draft Comment Response Letter with minor changes to  
Town of Sudlersville.**

**MISCELLANEOUS STAFF ITEMS**

- Update and discussion on Text Amendment 09-03, which proposes to modify the limits of floor area permitted as a minor site plan

**County Commissioners requested Dept of LGE Staff and Planning Commission review and comment on letter sent by Mr. Luff with the Department of Economic Development. Planning Commission agreed to set the item on their September Agenda.**

- Discussion on Minor Site Plans and Process

**Mr. Cohoon reviewed the Major and Minor Site Plan and Subdivision process.**

**PUBLIC COMMENTS**

**None**

**LUNCH**

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