



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, JUNE 11, 2009  
**REVISED**

8:45 A.M.

**PUBLIC COMMENTS**

**Mareen Waterman**, Partner in Wheatlands Property, stated that the requests by Mr. Erney Maher regarding buffer requirements would make the Wheatlands Property unbuildable. He stated that the existing farming operation produces more run-off than the proposed development. Additionally he stated that Mr. Maher's report fails to mention that PCBs have not been made for many years so the property won't have any and there is no threat to the river.

**Ed Modell**, Hickory Ridge, asked the Planning Commission to require hard scientific evidence regarding the Wheatland's property and not to rely solely on the Critical Area Commission. He stated that research shows that impervious surfaces are deadly.

**Erney Maher** thanked Mr. Waterman for reviewing his report. He stated that PCBs are a real problem in all fish that we eat and management of water quality requires a distance of 1500 feet.

**Don Reganhardt**, Queentown Planning Commission, asked the Planning Commission upon its review of the Queenstown Community Plan to keep in mind the integrated whole, and remember that Queenstown has acknowledged the necessity of being a growth area and developed a compact plan. Additionally, he stated that regarding the Wheatland's property (1) a sampling program will be implemented to test water quality, (2) parking and buildings are located in the center of the property to minimize noise and lighting impacts, and (3) intent regarding traffic is to provide some latitude with consideration to regional traffic patterns. Lastly, he thanked the County Planning Commission and Staff for all of their assistance.

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

May 14, 2009 Minutes approved as presented.

February 4, 2009 Minutes approved as presented.

## **EXTENSION REQUESTS**

MASP #04-08-09-0005-C

Jarenski, Richard & Helen (Donkat Properties, LLC)

Withdrawn as the project is ready for final signatures.

## **UPDATES:**

Legislation and Legal Matters

**Mr. Greg Todd**, Chief Operating Officer, Queen Anne's County, provided the following updates; (1) CO 08-10 is on Planning Commission Agenda today, (2) CO 09-03 is County Commissioners have asked to hold hearing, (3) CO 09-04 has been introduced, (4) CO 09-05 is set for hearing June 23, 2009 at 6:50 p.m., (5) CO 09-06 is set for hearing June 23, 2009 at 7:00 p.m., (6) CO 09-07 is set for hearing June 23, 2009 at 6:40 p.m., (7) CO 09-09 has been pulled on EMS Board recommendation, (8) CO 09-12 is set for hearing June 23, 2009 at 7:10 p.m., (9) CO 09-13 is set for hearing June 23 at 7:20 p.m., (10) CO 09-15 is has been introduced, (11) Resolution 09-07 to transfer real property to Sudlersville Fire Company in honor of Chief Charles F. Clough, Jr., (12) Blue Ribbon Panel is has developed 19 SWATs falling into 5 major groupings and is discussion growth areas, (13) New Planning Commission Member is Letters to applicants will be sent shortly, County Commissioner's developing questionnaire, and (14) Emergency Room is Preconstruction meeting set for next week, groundbreaking ceremony scheduled for July 14, 2009 at 11:00 a.m.

Queen Anne's County Comprehensive Plan

**Ms. Helen Spinelli**, Chief of Community and Environmental Planning, provided the following information; (1) the Water Resource Elements have been produced for the watersheds, (2) Public participation portion of the process is winding down, (3) all committees are meeting next month to review advisory reports, and (4) Maryland Department of the Environment is pleased with our detailed analysis so far.

9:15 A.M.

## **CHAPTER 14 TEXT AMENDMENTS**

### **County Ordinance/Text Amendment #08-10**

Use of Fertilizer in the Critical Area Buffer.

Review and make recommendation to County Commissioners on Amendment #2 to Text Amendment 08-10

Nancy Scozzari, Senior Community & Environmental Planner

Favorable Recommendation to the Queen Anne's County Commissioners.

### **County Ordinance/Text Amendment #09-10**

Special Requirements of Petition of Growth Allocation, to amend Article XV, §14:1-76 (B). Growth Allocation & to amend Article XV, §14:1-76 (D). Growth Allocation to add a new section (5) to include criteria for the location of new Intensely Developed Area (IDA) or Limited Development Area (LDA) designation utilizing growth allocation, particularly the adjacency of new areas to existing IDA and LDA areas.

Review and make recommendation to County Commissioners.

Nancy Scozzari, Senior Community & Environmental Planner

Favorable Recommendation to the Queen Anne's County Commissioners.

## **WYE MILLS COMMUNITY PLAN**

Review Planning Commission's changes and Water  
Resource Element (WRE)  
Helen M. Spinelli, AICP  
Chief, Community & Environmental Planning  
**Set as Work Session for July Planning Commission Meeting.**

10:00 A.M.

**WORKSESSION**

Queenstown Comprehensive Plan's Draft April 2009  
Katrina L. Tucker, AICP  
Senior Community & Environmental Planner  
**Sending positive letter to Queenstown Planning Commission with list of concerns and  
request for Joint Work Session.**

12:00 P.M.

**LUNCH**

12:45 P.M.

**PROJECT REVIEW**

**MAJOR SITE PLAN #05-09-04-0001-C**

University of Maryland Medical Systems  
Queen Annes County Commissioners  
SE corner of Nesbit Road & US Route 50/301, Grasonville  
Proposes a 16,500 sq. ft. emergency center with parking facility.  
Requesting Major Site Plan Approval  
DMS & Associates, LLC  
J. Steven Cohoon, Chief, Land Use & Planning  
**Major Site Plan approved with conditions.**

**MAJOR SUBDIVISION # 06-07-12-0002**

Ashley, Sydney (Jarman Branch Estates)  
Rt. 304, near Ruthsburg  
Proposes 3 new cluster lots with 1 remaining large lot utilizing non-contiguous  
and transfer development rights with a private road.  
Requesting Final Subdivision Approval  
Kirby & Associates, Inc.  
Frank V. Hall, Senior Land Use Planner  
**Final Major Subdivision approved with conditions.**

**INFORMATION ITEM**

1:30 P.M.

Spray Irrigation Systems for Wastewater Treatment  
Ching-Tzone Tien, Ph.D., P.E., Chief  
Groundwater Discharge Permit Division  
Water Management Administration  
Maryland Department of the Environment  
**No action taken.**

**MISCELLANEOUS STAFF ITEMS**

## **PUBLIC COMMENTS**

**Shiela Toliver** suggested narrowing the scope of the Queenstown Plan to exclude the south side of Route 50. Asked the Planning Commission members to view the pictorial essay recently published in the Washington Post. Lastly, she provided written comments.

**William Roe** expressed his opinion that there was a flaw in the system regarding the review of Emerson Mine.

**Carol Fordonski, County Commissioner**, expressed concern regarding new wording in Queenstown Community Plan regarding traffic. Additionally she expressed concern that the CAC members did not see the proposed plan before the Planning Commission received it today. Lastly, she urged Planning Commission members to see Sam Owings' farming operation with cheap, innovative stormwater management.

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