



*Queen
Anne's
County*

**DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT**

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

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Gene M. Ransom III, District 3
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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, APRIL 9, 2009**

8:45 A.M.

PUBLIC COMMENTS

Joseph Stevens, Esq., asked that his comments from the previous meeting be considered in Planning Commission's review of the Wye Mills Area Plan.

Thomas Demming, Esq., suggested the Water Resource Element be considered in conjunction with Wye Mills Area Plan.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

March 2009 Minutes approved with minor corrections.

EXTENSION REQUESTS

None ó No action taken.

UPDATES:

Legislation and Legal Matters

Foxx Fields ó Circuit Court reversed Board of Appeals decision that application was incomplete. Board of Appeals subsequently ruled that "connectivity" issue was not addressed by Planning Commission, however it upheld all other decisions by the Planning Commission.

Aspen Institute ó written decision will be provided in next Planning Commission packet. Transfer of Development Legislation passed in House and Senate. Will allow for TIFs in Queen Anne's County.

Terrapin Run ó legislation will require training within 6 months of appointment of Planning Commission members.

Measures and Indicator's Bill ó is in Conference Committee.

12 New Visions ó has good support from both House and Senate.

County Commissioner's Activities presented by Mr. Greg Todd:

- (1) Update of recent Legislative decisions,
- (2) Discussion of Chesapeake College Pool status,
- (3) Stimulus Money - \$200,000 received from MDE for Whitemarsh Park; \$1.2 million for highway projects in the pipeline

(4) Blue Ribbon Panel ó next session on April 23, 2009 in Planning Commission Hearing Room to receive public input. Three minute time limit with written comments accepted until date of meeting.

Queen Anneø County Comprehensive Plan

Computer designated and available at Department of LGE for access to Portal. Once draft is approved it will appear on QAC Website.

PUBLIC HEARINGS

9:15 A.M.

TA # 09-10 Special Requirements of Petition for Growth Allocation

Proposed amendment to Chapter 14, Queen Anneø County Critical Area Act for the purposes of implementing new legislation of House Bill 1253, *An Act Concerning Chesapeake & Atlantic Coastal Bays Critical Area Protection Program Administration & Enforcement Provisions*.

Article XV Growth Allocation

§14:-1-76 (B) to amend the growth allocation submittal requirements to include all information, documentation, and agency comments required by COMAR §27.01.01.07 before the petition is submitted to the Critical Area Commission.

Nancy Scozzari, Senior Community & Environmental Planner

Favorable recommendation to Queen Anneø County Commissioners.

9:30 A.M.

TA # 09-11 Growth Allocation Location Criteria

Proposed amendment to Chapter 14, Queen Anneø County Critical Area Act for the purposes of implementing new legislation of House Bill 1253, *An Act Concerning Chesapeake & Atlantic Coastal Bays Critical Area Protection Program Administration & Enforcement Provisions*.

Article XV Growth Allocation

§14-1-76 (D) to add a new subsection (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.

Nancy Scozzari, Senior Community & Environmental Planner

Favorable recommendation to Queen Anneø County Commissioners.

9:45 A.M.

GROWTH ALLOCATION # 05-09-03-0006-C

University of Maryland Medical Systems

Bland, Nesbit, Cooper et al

Queen Annes County Commissioners

SE corner of Nesbit Road & US Route 50/301, Grasonville

Proposes to change the designation of 6.488 acres ± of land in the Critical Area from Resource Conservation Area to Intensely Developed Area on Critical Area Map 58.

Holly A. Tompkins, Senior Land Use Planner

Favorable recommendation with conditions to Queen Anneø County Commissioners.

10:15 A.M.

BREAK

10:30 A.M.

PROJECT REVIEW

MAJOR SUBDIVISION #07-08-12-0004

Stoltzfus Farms, LLC

Ewingtown Road, near Chestertown

Review of Preliminary and Final Subdivision Approval granted March 12, 2009

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

Public Comment reopened due to defect in posting. No comments received. Previous approval stands.

CHAPTER 18 TEXT AMENDMENTS

TA# 09-07

Petition proposing a Text Amendment ó Submitted by Michael Foster, Esq., on behalf of R.B. Bakers and Sons Inc.

Article XXIII. Nonconforming Uses.

§18:1-129. Alteration of nonconforming uses.

To add provisions with respect to expansion of existing lawfully nonconforming disposal uses.

Rob Gunter, Community & Environmental Planner

Favorable recommendation with amendments to Queen Anne's County Commissioners.

COUNTY PRIORITIES – STATE HIGHWAY PROJECTS

Todd Mohn, Department of Public Works

Discussed County Priority List. No action taken.

12:00 P.M.

LUNCH

1:00 P.M.

MILLINGTON COMPREHENSIVE PLAN

Town of Millington draft Comprehensive Plan

Joyce Price Morales, Chair, Millington Planning Commission

Shane Johnston, Peter Johnston & Associates

No action taken. Later in meeting approved letter to be sent to Town of Millington with comments regarding Draft Plan.

WYE MILLS AREA COMMUNITY PLAN REVIEW

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

No action taken.

MISCELLANEOUS STAFF ITEMS

Millington Comprehensive Plan ó approved letter to be sent to Town of Millington with comments regarding Draft Plan.

PUBLIC COMMENTS

Carol Billick ó expressed appreciation of consideration of Water Resource Element with Wye Mills Area Plan. Requested Planning Commission considers impacts to entire Eastern Shore, specifically traffic and the environment.

Betsy Gallagher ó requested consideration of the Matapeake site for a growth area rather than Wye Mills as it already has a foot print and infrastructure and would not take good Ag land out of production.

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

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