



*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, FEBRUARY 12, 2009
REVISED #2**

8:45 A.M.

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

January 8, 2009 Minutes approved as presented.

EXTENSION REQUESTS

MAJOR SUBDIVISION #02-08-06-0008

Southeast Creek (Preserve #2)

Granted to March 12, 2009.

MASP # 04-08-05-0009

Walgreens Pharmacy

Granted to May 14, 2009.

MAJOR SUBDIVISION #04-08-04-0009-C

Kent Island, LLC

Cloisters on Kent Island

Granted to May 5, 2009.

UPDATES:

Legislation and Legal Matters

Mr. Greg Todd provided the following information on behalf of the County Commissioners;

(A) Commissioner Fordonski will attend Planning Commission Meetings and report to County Commissioners.

(B) Comprehensive Water & Sewerage Plan Amendments Public Hearing to be held in County Commissioner's Hearing Room on February 24, 2009 at 6:45 P.M. Amendments include the Buchannon Property, Nesbitt Property, University of Maryland Medical Systems Project, Fisherman's Village Project, and Chester Haven Beach Property.

(C) County Ordinance Public Hearings to be held in County Commissioner's Hearing Room on February 24, 2009 at 7:00 P.M. and shall include the following;
 CO #08-19 Implementation of the Goals, Objectives and Recommendations of the Kent Narrows Community Plan,
 CO #08-27 Permitted Uses and Requirements in the Suburban Estate District,
 CO #09-01 Agricultural and Equestrian Events and Facilities in the Agricultural District, and
 CO #09-02 Exemption from Ready-to-Serve charges in the Sanitary District for individuals meeting certain income guidelines.

(D) Queen Anne's County Emergency Center at Grasonville Site – SHA requesting Roundabout at Nesbit Road. Sewer and Water contract bids are due March 3 and will be awarded March 12 with expectation of 6-month construction. Interior roads and on-site utilities contract bids due April 7 and will be awarded April 14 with expectation of 16-month construction.

(E) Blue Ribbon Panel – Educational Sessions have been held with Department of Land Use, Growth Management and the Environment, and Kent, Talbot and Caroline Counties and State Department of Planning that were very informative. Future Educational Sessions are scheduled as follows;
 February 21, 2009 – Farm Valuations with presentations from Eastern Shore Land Conservancy, Banking Industry, Queen Anne's Conservation, and Real Estate Appraisers.
 March 6, 2009 – Incorporated Towns and Developers.
 March 20, 2009 – State of the Agricultural Economy in QAC and State of Maryland.
 April 2, 2009 – Public input meeting.
 Meetings to be held on Fridays at 3:30 P.M. and will be posted on Qac.org.

(F) Stimulus Package – Dept of Public Works staff is tracking Stimulus money to learn what is available, how to get it, and how to spend it wisely within required time frames.

- 9:00 A.M. **Project Updates - Bay Bridge Airport & Matapeake**
 Faith Elliott-Rossing, AICP, Director of Economic Development, Agriculture & Tourism
No Action Taken.
- 9:30 A.M. **BREAK**
- 9:45 A.M. ~~MASP #04-08-09-0005-C~~
~~Richard & Helen Jarenski óOwner~~
~~Don Gross (Donkat Properties, LLC) Developer~~
~~Marion Quimby Drive, Stevensville~~
~~Proposes a 43,867 sq. ft. office/warehouse with associated parking~~
~~Requesting Major Site Plan Approval~~
~~Lane Engineers, Inc.~~
~~Frank V. Hall, Senior Land Use Planner~~
Withdrawn.
- 10:00 A.M. **WORKSESSION**
 Wye Mills Plan
 Helen M. Spinelli, AICP, Chief, Community & Environmental Planning
No Action Taken. Placed on March Agenda for further discussion.
- 12:00 P.M. **LUNCH**

CHAPTER 18 TEXT AMENDMENTS

• **TA #08-20 Major Extraction (Amendment No. 1 to CO #08-20)**

Following receipt of the Planning Commission's recommendation, the County Commissioners introduced Amendment No. 1 to pending CO #08-20 necessitating further Planning Commission review and recommendation. Amendment No. 1 to CO #08-20 adds a provision clarifying the applicability of the new standards to operations in existence on or before September 1, 2008.

Article XVII. Procedures and Standards

18:1-95.E. (9). Additional standards for specified conditional uses.

A text amendment for the purpose of imposing additional standards on Major Extraction Operations.

Chapter 18 App ó 1 öDefinitions.ö

To clarify the definition of öMajor Extraction and Dredge Disposal Use.ö

Katrina L. Tucker, AICP, Senior Community Planner

Favorable Recommendation to Queen Anne's County Commissioners.

DRAFT POLICY RECOMMENDATIONS FOR SMALL WIND ENERGY SYSTEMS

At the request of the County Commission, staff has prepared suggested policy Recommendations for consideration.

David Dahlstrom, AICP, Senior Community and Environmental Planner

No Action Taken.

CENTREVILLE COMMUNITY PLAN

Proposed Amendment No. 2 to the Planning Commission's recommended Centreville Community Plan to realign a proposed road segment and approve a Planning Commission resolution recommending adoption of Centreville Community Plan to the County Commissioners.

David Dahlstrom, AICP, Senior Community and Environmental Planner

Amendment #2 Approved and Favorable Recommendation to the Queen Anne's County Commissioners for adoption of the Centreville Community Plan.

PROPOSED TEXT AMENDMENT 09-03

Article XXV Site Plans §18:1-141. Minor Site Plans

Proposed text amendment to modify the total project floor area (existing or proposed) for Minor Site Plans.

Nancy Scozzari, Senior Community & Environmental Planner

Favorable Recommendation to the Queen Anne's County Commissioners.

INFORMATIONAL PRESENTATION

County Trail System

Presentation on the trail system.

Steve Walls, Director, Department of Parks & Recreation

No Action Taken.

MISCELLANEOUS STAFF ITEMS

Chesapeake Bay Critical Area – New Legislation

Informational Review ó Implementation of 2008 Legislature

Nancy Scozzari, Senior Community & Environmental Planner

No Action Taken.

Overview of Pending Minor Site Plans

J. Steven Cohoon, Chief, Land Use & Planning

No Action Taken.

PUBLIC COMMENTS – None.

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