



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, SEPTEMBER 11, 2008**

8:45 A.M.

PUBLIC COMMENTS

None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

August 19, 2008 – amended and approved.

September 2, 2008 – approved as presented.

EXTENSION REQUESTS

MISP #05-08-02-0007-C

TDSM, LLC

Granted to October 9, 2008.

UPDATES:

Legislation and Legal Matters

Emerson Mine – Written decision granting approval on September 2, 2008.

Major Extraction and Dredge Disposal – Queen Anne's County Commissioners introduced Bill to limit Major Extraction and Dredge Disposal uses with the County.

Smart Growth – Queen Anne's County Commissioners passed Resolution 08-18 to reiterate commitment to direct growth to existing communities and keep rural areas rural.

Queens Landing Marina Enforcement Action – Court ruled that administrative remedies have not been exhausted so it did not issue Declaratory Judgement essentially leaving Zoning Administrator's decision regarding the number of slips intact.

Kirwans Landing – seeking Court declaration that covenants from the late 1990s no longer affect the land as the subdivision never received final approval.

Sayer's Choice – Federal lawsuit is in the discovery phase with discussions on use of electronic mail for discovery.

Unicorn Lake – Court deemed legislation "special" as it applies to only one piece of property and is therefore not valid.

Queen Anne's County Comprehensive Plan

- **Queen Anne's County Commissioners have chosen the Citizen Advisory Committee (CAC) and Topic Committee members who will be notified shortly.**
- **County Commissioners determined CAC would include a student from Queen Anne's County High School (QACHS) and Kent Island High School (KIHS) who would be alternating 19th member.**
- **The Planning Department and Consultant will be holding visioning meetings November 6 & 7 with students at QACHS and at a yet to be determined date with KIHS students.**
- **The Topic Committee with the fewest members is the Town and County Committee and staff has requested additional names for consideration from the Council of Governments.**
- **The Task Force on Smart Growth will be holding 6 Listening Sessions throughout the State, one of which is in Centreville on September 17, 2008 at QACHS at 6:30 P.M.**
- **CAC and TC lists will be emailed to Planning Commission members early next week.**
- **Ethics Commission Attorney has determined that all CAC and TC members must complete Ethics Disclosure Form.**

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

Kent Island, LLC (Cloisters on Kent Island)

MD Route 8 (Romancoke Road), Stevensville

Proposes 273 Age-restricted Multifamily Units and a 6,912 sq. ft. Community Center.

Requesting Preliminary Major Subdivision Approval, Conditional Final Major Site Plan Approval and IAPFO Approval

Lane Engineers, Inc.

Holly A. Tompkins, Senior Land Use Planner

IAPFO Mitigation Plan – Approved.

Preliminary Major Subdivision Approval – Granted

Final Major Site Plan Approval – Granted with conditions.

BREAK

CHAPTER 18 TEXT AMENDMENTS

- **TA #08-19. Waterfront Village Center (WVC) District**
Article V. District Standards
§ 18:1-26. Waterfront Village Center (WVC) District
Amendments to various sections of the WVC District to implement certain recommendations, goals, and objectives of the Kent Narrows Community Plan adopted in September 2006
Article VII. Supplemental Uses
§ 18:1-53. Temporary Uses
§ 18:1-58. Additional uses and regulations.

To add provisions for banquet facilities, which is proposed as a permitted use in the WVC District; and to add provisions for retail kiosks, which is proposed as an accessory use as part of these Amendments.

Article XIII. Off-Street Parking and Loading

§ 18:1-83. Application of article

To amend the off-street parking and loading requirements to add standards for banquet and conference facilities, nightclubs, amphitheater, maritime convenience stores, live-work units and high dry storage facilities or rackominiums.

Article XVII. Procedures and Standards

§ 18:1-95. Additional standards for specified conditional uses.

To add standards for High Dry Storage Facilities or Rackominiums.

Appendix A: Glossary

§ 18App-1. Definitions

To add definitions of amphitheater; banquet facilities; heritage signs; high dry storage facilities or rackominiums; informational kiosk; live-work unit; maritime convenience store; mixed use; nightclub; retail kiosk; and wayfinding sign.

Katrina L. Tucker, AICP, Senior Community Planner

Planning Commission reached a consensus to further consider the proposed Text Amendment #08-19 at their October meeting.

MISCELLANEOUS STAFF ITEMS

Discussion on Comprehensive Water & Sewer Plan Amendments

Passed Resolution that all amendments to the Comprehensive Water & Sewer Plan be reviewed for consistency by the LGE Department with any major issues to be brought before the Planning Commission for review of consistency with the Comprehensive Plan.

Planning Commission directed LGE staff to include Fire Marshall's to list of required signatures in section 18-187.

County Ordinance #08-20 regarding Major Extraction and Dredge Disposal Uses has been sent by the County Commissioners to the Planning Commission for review. Will be on the October agenda.

Ms. Nancy Scozzari was introduced as a newly hired Senior Community Planner.

Joint Public Hearing for Queenstown Community Plan will be held September 18, 2008 at 7:00 P.M. at the Calvary United Methodist Church in Queenstown.

PUBLIC COMMENTS

Mr. Robert Wilson – President Kent Narrows Foundation (KNF), stated that the board does include 3 members who have undeveloped property in the Narrows. He requested clarification of the KNF's role as they have spent considerable time and effort reviewing and planning.

Mr. Richard Altman – Queen Anne's Conservation, stated that the Wheatlands property needs adjustment, and urged Planning Commission to take Amendment 04-70, which provides that areas revert to the Queenstown designation, into account regarding consistency findings.

Ms. Karen Oertel, Kent Narrows Business Owner, provided the history of Harris' Crab and Seafood Houses, shared parking, and the Kent Narrows Foundation. She described current parking and dock issues, and expressed concern regarding impact of retroactive rules on long-existing businesses. Additionally, she expressed concern regarding the bay, the environment, and water access. Lastly, she provided the Planning Commission with written comments regarding the Kent Narrows Zoning Amendments.

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