



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

Eric S. Wargotz, M.D., Commission President
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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Telephone Permits: (410) 758-4088
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REVISED

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, JULY 10, 2008**

8:45 A.M.

PUBLIC COMMENTS

Terry Babb – Kent Island, expressed concern regarding delay of enactment of the Chester / Stevensville Community Plan and the County Commissioner's motion to grandfather projects.

Jay Fausted – Queen Anne's Conservation Association, provided a copy of an email that he sent to Planning Commissioners and expressed concerns regarding Wheatland Property and non-compliance with the Environmental Article of the Maryland State Code. Additionally, he opined that the proposal is inconsistent with 2004 amendments to the 2002 Comprehensive Plan.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

June 12, 2008 Minutes Approved as presented.

EXTENSION REQUESTS

Major Subdivision #01-07-06-0004

Thomas & Betsy Leager

Granted until August 2008 Planning Commission Meeting.

UPDATES:

Legislation and Legal Matters

Queens Landing Case – tried and waiting for Judge's ruling.

Sprinkler Systems – County Commissioners passed legislation requiring installation of sprinkler systems in new homes constructed on public water and option for new homes constructed on wells.

Emergency Services Protection Act – passed by County Commissioners.

Hunter's Oak Text Amendment – tabled by County Commissioners.

State Smart Growth Task Force – formed to review Priority Funding Areas and creation of State Master Plan.

Queenstown Community Plan

Draft letter to County Commissioners and Queenstown Planning Commission presented, amended and approved for signature.

Newsletter announcing commencement of Comprehensive Plan, process, community meetings and how citizens can get involved to be distributed to all property owners.

9:00 A.M.

PUBLIC HEARING - CHAPTER 14 TEXT AMENDMENT

TA #08-10, Application of Fertilizer in the Critical Area Buffer.

A text amendment to Chapter 14 proposed by the County Commissioners in CO #08-10 for the purpose of prohibiting the application of commercial or chemical fertilizer with the Critical Area Buffer in excess of the guidelines and recommendations of the University of Maryland Cooperative Extension Service.

Katrina L. Tucker, AICP, Senior Community Planner

No Formal Action Taken – placed on Planning Commission Agenda in August for further review.

MAJOR SUBDIVISION #06-08-03-0007 (AMENDMENT)

Mid-Shore Development, LLC (Baynard's Relief)

Shawn & Fogwell Road, near Centreville

Proposes to reduce 6 cluster lots to 4 and create 1 new large lot.

Requesting Final Amended Major Subdivision Approval

Kirby & Associates, Inc.

Holly A. Tompkins, Senior Land Use Planner

Granted with conditions.

COMPREHENSIVE WATER AND SEWER PLAN AMENDMENT

Camp Pecometh

Bookers Wharf Road, Centreville

Proposes a project and map amendment to the Comprehensive Water and Sewer Plan based on the approved concept plan for new improvements including dining/meeting space, maintenance building, storage buildings, staff cabins, multi-use facility and parking

Requesting a favorable recommendation to the Sanitary Commissioners for amendment into the Comprehensive Water and Sewer Plan

Lane Engineering, Inc.

Frank V. Hall, Senior Land Use Planner

Favorable recommendation to the Queen Anne's County Commissioners.

CHAPTER 18 TEXT AMENDMENTS

• TA #08-13 Minor Extraction and Dredge Disposal Uses

Article IV. Zoning Maps

§ 18:1-12. Permitted uses in open space

To delete minor extraction and dredge disposal uses as a potential use in open space.

Article V. District Standards

§ 18:1 -14. Agricultural (AG) Districts

To change minor extraction and dredge disposal uses from a permitted use to a conditional use in the Agricultural (AG) District.

Katrina L. Tucker, AICP, Senior Community Planner

Favorable recommendation to the Queen Anne's County Commissioners.

● ~~TA #08-14 Equestrian Events~~

~~Article V. District Standards~~

~~§18:1-14. Agricultural (AG) District.~~

~~To add equestrian events and facilities as a principle permitted use in the Ag District~~

~~Chapter 18 Appendix A: Glossary~~

~~§18App-1. Definitions~~

~~Add associated definitions to glossary.~~

~~Robert T. Gunter, Community Planner~~

MISCELLANEOUS STAFF ITEMS

Scheduling the August Planning Commission Meeting

August 14, 2008 Planning Commission Meeting Cancelled.

August 19, 2008 Special Planning Commission Meeting called.

PUBLIC COMMENTS – None.

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