



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

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County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, OCTOBER 11, 2018
REVISED 09-28-18 – 11:35 A.M.**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – Mr. Joseph Stevens, Esq. inquired if comments regarding Text Amendment #18-11 would be taken during review and was informed that he would be permitted to comment at that time.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

September 13, 2018 Minutes approved as presented.

EXTENSION REQUESTS

No Extension Requests

No action taken.

UPDATES

Legislation and Legal Matters

(A) Mr. John Shelton informed the Planning Commission that the November Planning Commission meeting will be held in the Liberty building due to the election.

(B) Mr. Michael Wisnosky noted the Pending and Completed Projects memo in Commissioners' packets and went on to detail a few upcoming projects.

9:00 A. M.

PUBLIC HEARING:

GROWTH ALLOCATION PETITION #GA 04-18-03-0007-C

The Lands of Sonny Schulz Blvd, LLC

Matapeake Professional Park Lot 7, Stevensville

Proposing to amend 2.122 acres of Critical Area from LDA to IDA designation and construct a 45,000 sq. ft. industrial building

Requesting a favorable recommendation to the County Commissioners
Lane Engineering, LLC
Holly Tompkins, Development Review Principal Planner
Granted a favorable recommendation for Growth Allocation to the Queen Anne's County Commissioners.

BREAK

TEXT AMENDMENT:

TEXT AMENDMENT #18- 11 Revisions to Chapter 18 Appendix A; Glossary – Commercial Use A. High Commercial Uses definition – add exclusion of high speed diesel fuel pumps, truck parking, vehicle overnight parking and truck stops and travel plazas.
Helen M. Spinelli, AICP, Principal Planner
Tabled to October Planning Commission meeting to allow research and revise language.

PROJECTS:

MINOR SITE PLAN 18-05-0015-C

Chick-Fil-A
Main Street, Chester
Proposal to remove 274 sf floor area and replace with 521 sf for expanded freezer/storage, reconfigure single to double drive-thru lane; construct a double drive-thru canopy; and reduce parking by 4 spaces
Requesting Amended Minor Site Plan approval
Bohler Engineering
Stan Kosick, Senior Planner
Amended Minor Site Plan approval granted with conditions.

MAJOR SITE PLAN 18-06-0005

Murray Partnership, LLC (Wayne's Welding)
3140 Goldsboro Road, Henderson
Proposal for a 3,200 sf storage building
Requesting Major Site Plan approval
DMS & Associates, LLC
Stan Kosick, Senior Planner
Major Site Plan approval granted with conditions.

MINOR SITE PLAN 04-17-12-0004

Arcadia of Stevensville
409 Main Street, Stevensville
Proposing a 16 bed assisted living / institutional residential facility ~~and converting an existing residence into an accessory facility office~~
Requesting Minor Site Plan approval
DMS & Associates, LLC
Stan Kosick, Senior Planner
Minor Site Plan approval granted with conditions.

MISCELLANEOUS STAFF ITEMS

PUBLIC COMMENTS – None.