

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
May 10, 2018

The Queen Anne's County Planning Commission met on Thursday, May 10, 2018, at 8:45 A.M. The following members were present: Jeffrey Reiss, Tom Leigh, Sharon Dobson, Robert Priest, Tom Jackson, and Sheila Tolliver

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Holly Tompkins, Development Review Principal Planner; Helen Spinelli, Principal Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

1. Public Comment – No comments received.

2. Meeting Minutes Review – Upon motion made by Commissioner Priest, seconded by Commissioner Dobson and passed by voice vote, the April 12, 2018 Planning Commission Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES: Legislation and Legal Matters - Mr. Michael Wisnosky, Planning and Zoning Director, provided further explanation of his memo dated May 8, 2018 regarding a review of the 2018 Legislative Session.

5. TA – 18-02 Add Expansion of Mini Warehouses to the permitted uses in the Town Center (TC) Zoning designation. Ms. Helen Spinelli, Principal Planner, described the Citizen sponsored text amendment filed by Stevens Palmer, L.L.C., Joseph A. Stevens, Esq. on behalf of Chester Storage, L.L.C.

Mr. Stevens said Mr. Leone has acquired the property next door and would like to expand his existing mini warehouse business. He said the Department of Planning & Zoning and the Board of Appeals can add conditions and design standards during the review process.

Mr. Jack Leone, Chester Self Storage (Kangaroo) said he is currently maxed out and have a need for more storage as a result of the DiDonato apartments. He said he purchased the abutting property but was unaware that he would be unable to expand. Mr. Leone added that the current building completely complies with the Chester/Stevensville Plan.

Mr. Barry Griffith, Lane Engineering, said the current building is 31,000 square feet and they would like to add 11,000 square feet. He said this is an established existing use and there is demand from the public. Mr. Griffith added that this was a permitted use under the original TC zone, and it is very unusual to take a permitted use out of the district as it would usually have become a conditional use.

Chairman Reiss asked if there were members of the public who wished to comment, at which time the following comments were received;

(A) Mr. Jody Schulz, Chester said that he agrees that when they took this (use) out it was a mistake and should be allowed back in as a conditional use. He added that the Fire Department and other businesses use these units as well.

(B) Mr. Bob Greenly, Greenly Group appraisers, confirmed that there is a demand and companies coming to the area consider this as part of necessary infrastructure.

Upon review and further consideration, the following motion was made by Commissioner Tolliver, seconded by Commissioner Leigh, and failed with Commissioners Leigh, Reiss, and Tolliver in favor, and Commissioners Jackson, Priest, and Dobson opposed:

RESOLVED, that the Planning Commission, regarding TA – 18-02 Add Expansion of Mini Warehouses to the permitted uses in the Town Center (TC) Zoning designation. sponsored and filed by Stevens Palmer, L.L.C., Joseph A. Stevens, Esq. on behalf of Chester Storage, L.L.C. makes an unfavorable recommendation to the Queen Anne’s County Commissioners.

Commissioner Tolliver requested that Staff please make note of this and other similar uses in the TC district as an issue for the Comprehensive Plan Update.

Upon further review, the following motion was made by Commissioner Reiss, seconded by Commissioner Tolliver and passed by voice vote with Commissioners Reiss, Tolliver, Leigh, Jackson and Priest in favor, and Commissioner Dobson opposed:

RESOLVED, that the Planning Commission, regarding TA – 18-02 Add Expansion of Mini Warehouses to the permitted uses in the Town Center (TC) Zoning designation. sponsored and filed by Stevens Palmer, L.L.C., Joseph A. Stevens, Esq. on behalf of Chester Storage, L.L.C. hereby tables consideration and directs Staff to request an extension of time from the Queen Anne’s County Commissioners to allow time to evaluate impacts.

The Planning Commission recessed for a short break at 10:30 A.M. and reconvened at 10:38 A.M.

6. CONCEPT PLAN & GROWTH ALLOCATION #GA 04-18-03-0007-C

Sonny Schulz Blvd, LLC – Ms. Holly Tompkins, Principal Planner, described the highlights of the applicant’s request for Concept Plan approval and a favorable recommendation for Growth Allocation approval and technical comments to incorporate into a Growth Allocation Petition for the construction of a 45,000 sq. ft. industrial building

with parking and loading areas and to change 2.208 acres in the Critical Area from the LDA to the IDA designation by using Growth Allocation, on 5.035 acres of land on Sonny Schulz Blvd. in the Matapeake Business Park.

Mr. Joseph A. Stevens, Stevens Palmer, LLC, said there are many points that won't be discussed today because this is just Concept Plan review. Mr. Barry Griffith, Lane Engineering said the site is on 12.5 acres of land that was the site of the Bay Model which was purchased by the County in 2010 as a business park. He said the proposal will have stormwater management as required, meets parking, landscaping, planting requirements, and the applicant will limit clearing as much as possible and comply with FIDS if there are found to be there.

Mr. Tim Kerner, East Coast Rigging (applicant) described the scaffolding and hoist distribution business currently located in Laurel, MD. He said they are looking for a location close to home where they can store and maintain what he described as giant erector set equipment. Mr. Kerner added that there are currently 3 residents of Queen Anne's County employed, and they will need an additional 4-6 employees. Lastly, he added that 50% of the space will be leased out.

Chairman Reiss asked if there were members of the public who wished to be heard, at which time no comments were received.

Upon review and further consideration, the following motion was made by Commissioner Priest, seconded by Commissioner Dobson, Amendment made and withdrawn by Commissioner Tolliver, and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding the request by **Sonny Schulz Blvd, LLC** for Concept Plan approval to construct a 45,000 square foot industrial building with parking and loading areas on 5.035 acres of land on Sonny Schulz Blvd. in the Stevensville planning area, and as more particularly described in Department of Planning & Zoning file **CP / GA #04-18-03-0007-C** hereby grants approval.

Upon further review, the following motion was made by Commissioner Dobson, seconded by Commissioner Jackson and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding the request by **Sonny Schulz Blvd, LLC** for Critical Area Growth Allocation for the re-designation of 2.208 acres of Limited Development Area (LDA) Critical Area Lands to Intensely Developed Area (IDA) Critical Area Lands as described in Department of Planning & Zoning file **CP / GA #04-18-03-0007-C**, hereby finds; (1) the proposal is identified as part of the Chester / Stevensville Planning /

Growth Area and is consistent with the goals and objectives of the Comprehensive Plan and the Chester / Stevensville Community Plan, (2) the SI zoning designation is inconsistent with the Limited Development Area impervious coverage limitations, (3) the property is located within a business park and is an appropriate location for the proposed use, (4) the property is already designated as S-2 and W-1, and (5) the property is located at the edge of the Critical Area and granting Growth Allocation will not impact the 300 foot shore zoning buffer nor the character of any existing waterfront area, and hereby makes a favorable recommendation to the Queen Anne's County Commissioners for the requested Growth Allocation subject to the following technical comments; (1) the applicant provide FIDS information on Growth Allocation submittal, (2) reduce critical area forest clearing east of SWM #3, and (3) enhance plantings between SWM #2 and the forest edge.

7. Miscellaneous Items

(A) Director Michael Wisnosky provided information to the Planning Commission regarding Small Scale Solar Array Accessory Uses. He explained an issue regarding panels used to power chicken houses being located too close to roads and requested approval for Staff to research setbacks, landscape buffers, and heights. The Planning Commission reached consensus to have Staff complete the requested research and come back before them with results.

(B) Director Wisnosky noted that he included a Memorandum of pending projects in the Planning Commission packets. He went on to further note details of Barnstable Town Center, Blackwater Distillery/BOE Marine, and Starbucks/Radio Shack.

(C) Commissioner Leigh requested a presentation from the Department of Public Works regarding Queen Anne's County recently being included as a Municipal Separate Storm Sewer System area.

(D) Commissioner Priest requested an update on sewer plant capacity.

(E) Ms. Holly Tompkins said the Barnstable Town Center has submitted Adequate Public Facility Study and Staff response with technical comments (including SHA and DPW comments) was sent March 17th.

(F) Mr. John Shelton informed the Planning Commission that their meeting on June 14, 2018 will be held at the Liberty Building due to early voting being held in this building.

8. Public Comment – None.

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:40 A.M.

RESPECTFULLY SUBMITTED,

A handwritten signature in blue ink, appearing to read 'Tom Leigh', written over a horizontal line.

Tom Leigh, Secretary