

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
August 9, 2018

The Queen Anne's County Planning Commission met on Thursday, August 9, 2018, at 8:45 A.M. The following members were present: Jeffrey Reiss, Tom Leigh, Sharon Dobson, David Douglas, Tom Jackson, and Sheila Tolliver.

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Holly Tompkins, Development Review Principal Planner; Rob Gunter, Senior Planner (acting Clerk), Stanley Kosick, Senior Planner; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

1. Public Comment – No comments received.

2. Meeting Minutes Review – Upon motion made by Commissioner Dobson, seconded by Commissioner Tolliver and passed by voice vote, the June 14, 2018, Planning Commission Minutes were approved with corrections.

3. Extension Requests –

(A) Major Site Plan #05-16-08-0008-C Mears Point Associates – Mr. Joseph Stevens, Esq. presented the request on behalf of the applicant for a 6-month extension to the conditionally approved Major Site Plan for a mixed-use development consisting of 211 apartments on Kent Narrows Way N, in Grasonville. Mr. Stevens stated that there was prior discussion over receiving a 1-year extension and the Planning Commission granted a 6-month extension and asked the applicant to return with an update.

Mr. Marc Meisel, Mears Point Associates, said the death of the owner of Southern Management has eliminated the possibility of the planned partnership. He said they have listed the marina for sale in hopes of finding a partner and it has already brought local and national interest. He said they expect to conclude a partnership deal in December 2018 and have shovels in the ground by October 2019.

Upon review and further consideration, the following motion was made by Chairman Reiss, seconded by Commissioner Dobson and passed by unanimous voice vote;

RESOLVED, that at the request of **Mears Point Associates**, the conditionally approved Major Site Plan, Department of Planning and Zoning file **#05-16-08-0008-C**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **August 8, 2019**, with the stipulation that the applicant update the Planning Commission at the February 14, 2019, meeting.

(B) Major Site Plan #05-14-10-0003-C Fisherman's Village, Hotel and Conference Center – Mr. Tom Davis, DMS & Associates, presented the request on behalf of the applicant for a 1-year extension to the conditionally approved Major Site Plan consisting of a 99-room hotel with banquet facility Kent Narrows Way S, Grasonville. Mr. Davis said the applicant is refining construction techniques to lower costs and is asking for another year to bring the project into budget.

Mr. Jody Schulz, Fisherman's Village, said the project is still good with Hyatt, but it was his fault for letting the architect take the lead on the type of building (post tension) without knowing how expensive that was. He added that they have paid bonds and sewer allocation.

RESOLVED, that at the request of **Fisherman's Village, Hotel and Conference Center**, the conditionally approved Major Site Plan, Department of Planning and Zoning file **#05-14-10-0003-C**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **August 8, 2019**, with the stipulation that the applicant update the Planning Commission at the February 14, 2019, meeting.

4. UPDATES: Legislation and Legal Matters – Mr. Michael Wisnosky, Planning and Zoning Director, provided the following updates:

(A) TA#18-02; Citizen sponsored amendment regarding mini-warehouses is scheduled before County Commissioners September 18, 2018.

(B) MA#18-03; Citizen sponsored Map Amendment regarding 307 State Street in Stevensville. County Commissioners held a Public Hearing on July 24th and are deliberating.

(C) Municipal Separate Storm Sewer System; Administrative Law Judge ruled in favor of the Maryland Department of the Environment, Queen Anne's County has appealed to the Circuit Court and requested a stay until another case in Circuit Court is decided.

5. Bridgetown Development Co., LLC – Public Hearing Conditional Use #18050016

– Mr. Christopher Drummond, Planning Commission Attorney, informed the Planning Commission that he was satisfied the notice requirements have been met to hold a Public Hearing to receive comments concerning the request by Bridgetown Development Co., LLC for a favorable recommendation to the Board of Appeals to amend the hours of operation for an existing major sand and gravel mining extraction operation on Bridgetown Road, in Ingleside.

Ms. Holly Tompkins informed the Planning Commission that the request comes before the Planning Commission for Public Hearing and recommendation first, and then

proceeds to the Board of Appeal for their hearing. Ms. Tompkins added that the noise level study, as well as a narrative of original conditions and status was provided in the Planning Commissioners packets.

Mr. Jim Gawthrop, Bridgepoint Development Co., provided a presentation including photos of the site, signage, haul routes, history, distance to nearest homes, and impacts to the neighborhood.

Chairman Reiss opened the Public Hearing, at which time no comments were received.

Upon further review the following motion was made by Commissioner Dobson, (was amended by Commissioner Tolliver, and proposed amendment failed with Commissioners Tolliver, and Leigh, in favor; and Commissioners Reiss, Dobson, Jackson and Douglas opposed) was amended by Chairman Reiss, seconded by Commissioner Douglas and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding the request by **Bridgetown Development Co., LLC**, for a favorable recommendation to the Board of Appeals to amend the hours of operation for an existing major sand and gravel mining extraction operation, near Ingleside, and as more particularly described in Department of Planning & Zoning / Board of Appeals file **CU #18050016**, hereby finds the sound study submitted by the applicant indicates compliance with the State ordinance and makes a favorable recommendation to the Board of Appeals with the following conditions: (1) the hours of operation may be amended as stated with any further changes requiring additional approvals, (2) the applicant continues to submit as-built updates by the end of October each year with a yearly inspection by the Department of Planning & Zoning, (3) and future phases or changes to the end use plan must return to the Planning Commission for a recommendation to the Board of Appeals for an amendment to the conditional use, and (4) amending the noise study to clarify the daytime statement of operation.

The Planning Commission recessed for a short break at 9:55 A.M. and reconvened at 10:00 A.M.

6. GSH Slippery Hill, LLC / Green Street Housing – Major Site Plan #05-18-04-0006

– Ms. Holly Tompkins, Principal Planner, provided the highlights of the applicant's request for amendment to the conditionally approved Major Site Plan Phase 1 to include 11,549 square feet of commercial/office/community space, 34 commercial apartments,

and 32 residential apartments on 24.58 acres (combining Parcels 142 and 819) on Nesbit Road, in Grasonville.

Mr. Barry Griffith, Lane Engineering described the changes to the project since approval in February including; dumpster relocation, tot lot, bike racks, sidewalk extension, picnic area at trail head, grading of entire site with Phase 1, and fire access promenade / interior courtyard. Mr. Griffith stated that it is basically the same project as previously approved, and we will have to come back before the Planning Commission for Phase 2.

Mr. Tom Ayd, said the project would utilize energy star, but will not fall under the LEED green facility program.

Chairman Reiss asked there were members of the public who wished to be heard, at which time the following comments were received:

(1) **Ms. Laura Blaylock**, Bennett Point Road, expressed concern over the number of children the project will bring into public schools, and asked if the project will be using public water or wells.

(2) **Mr. Ken Blaylock**, Bennett Point Road, expressed concern regarding the speed of traffic on Nesbit Road, only 1 road in and out for all those residents, and summer traffic. Additionally, he opined that the bike racks were useless as there is nowhere to bike safely.

(3) **Mr. Phil McNaulty**, Bennett Point Road, requested the start to finish timeline for Phase 1. Mr. Ayd responded that Phase 1 is expected to begin in October 2018 and be completed by the end of 2019.

(4) **Mr. David Nolan**, nearby resident, expressed concern regarding light migration off the property, and opined that these residents will be complaining about the Helipad strobe light.

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

RESOLVED, that the Planning Commission, regarding the request by **GSH Slippery Hill, LLC / Green Street Housing** for amendment to the conditionally approved Major Site Plan to create a mixed use development consisting of 151 residential units, 34 commercial apartments, and approximately 16,349 square feet of commercial and community space, (Phase 1 to include 11,549 square feet of commercial/office/community space, 34 commercial apartments, and 32 residential apartments) on 24.58 acres (combining Parcels 142 and 819) on Nesbit Road, in Grasonville, and as more particularly described in Department of Planning & Zoning file **Amended Major Site Plan #05-18-04-0006**, hereby finds the amended site plan

satisfies a need within the County for affordably priced rental units, and complies with local zoning, lighting, and traffic requirements, and hereby grants approval with the following conditions: (1) the applicant must complete and have recorded the Administrative Subdivision prior to final signature of the site plan, (2) the Adequate Public Facilities Study must be finally approved by the Adequate Public Facilities Technical Committee, and if school mitigation is required, be accepted and approved by the County Commissioners, and paid with the submittal of permit applications, (3) and remaining edits and/or documents required by the Department of Public Works be reviewed and approved, (4) and remaining edits and/or documents required by the Department of Planning & Zoning be reviewed and approved, (5) the MPDU agreement shall be executed, (6) any other required legal documents must be approved, signed and recorded, (7) any required estimates, bonds, sureties, review and inspection fees must be submitted to the Department of Public Works and/or the Department of Planning & Zoning as necessary, (8) the architecture, lighting, signage, and overall design must substantially reflect the documents provided, (9) a surety is executed for the amenities and playground equipment, (10) a surety, if necessary, is executed for the Battle of Slippery Hill monument, (11) a response from the Federal Aviation Administration is provided (assuming it does not delay the final signature beyond a reasonable amount of time), (12) all required signatures must be obtained.

7. TA #18-08; Modify the development standards by referring code users to §18:1-6 for Minimum lot width for multifamily development in the Grasonville Neighborhood Commercial (GNC), Grasonville Village Commercial (GVC), Stevensville Historic Village Center (SHVC) and Town Center (TC) zoning districts

– Mr. Rob Gunter, Senior Planner, described the need to clear up confusion and provide consistency regarding lot width standards throughout these districts. Mr. Gunter went on to detail the changes proposed in Article V. District Standards.

Upon review and further consideration, the following motion was made by Chairman Reiss, seconded by Commissioner Tolliver and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding TA #18-08 to Modify the development standards by referring code users to §18:1-6 for Minimum lot width for multifamily development in the Grasonville Neighborhood Commercial

(GNC), Grasonville Village Commercial (GVC), Stevensville Historic Village Center (SHVC) and Town Center (TC) zoning districts, gives a favorable recommendation to proceed with moving the amendment forward to the Queen Anne's County Commissioners.

8. Public Comment – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:08 A.M.

RESPECTFULLY SUBMITTED,



Tom Leigh, Secretary