

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**September 13, 2018**

The Queen Anne's County Planning Commission met on Thursday, September 13, 2018, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Robert Priest, Tom Jackson, and Sheila Tolliver

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Holly Tompkins, Development Review 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 Tolliver, seconded by Commissioner Leigh and passed by voice vote, the August 9, 2018 Planning Commission Minutes were approved with corrections.

**3. Extension Request – Walter Properties LLC and Elm Street Development (Perry's Retreat) Major Subdivision #05-14-05-0006-C** – Mr. Kevin Shearon, DMS & Associates described the request for a 6-month extension to allow the applicant time to update the subdivision layout and construction plans. Mr. Shearon said the applicant is moving forward with two parallel plans but seek to keep the original plan alive while re-engineering.

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

**RESOLVED**, that at the request of **Walter Properties LLC and Elm Street Development (Perry's Retreat)**, the conditionally approved Major Subdivision, Department of Planning and Zoning file **#05-14-05-0006-C** shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **March 14, 2019**.

**4. UPDATES: Legislation and Legal Matters**

(A) Mr. Michael Wisnosky, Planning and Zoning Director, provided the Commission with an updated list of all Conditionally approved projects.

(B) Ms. Helen Spinelli, Principal Planner, provided information regarding small cells and shed regulations as they pertain to shipping containers.

The Planning Commission took a short break at 9:15 A.M. and reconvened at 9:23 A.M.

**5. Amended Concept Plan – Eastern Shore Exodus, LLC (#04-18-07-0050-C – Ms. Holly Tompkins, Principal Planner, described the highlights of the applicant’s request for Amended Concept Plan approval to amend the previously approved Concept Plan consisting of 4 parcels for the construction of two buildings with a total of 8,339 square feet of first floor commercial and office uses with a total of 8 second floor commercial apartments, and a third building with 8 apartment units on 1.212 acres of land on Dundee Avenue and Main Street, in Chester. Ms. Tompkins detailed the request for shared and reduced parking, a density increase for apartments, and reduced setbacks.**

Mr. Tom Davis, DMS & Associates described the change in vision by the applicant to fulfil the need to move offices out of the existing Funeral Home and provide housing in the form of apartments for employees.

Vice Chairman Dobson 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 Leigh, seconded by Commissioner Tolliver and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Eastern Shore Exodus, LLC.**, for a reduction from 56 required spaces to 51 provided spaces under §18:1-83.A(2)(b) – Shared and Mixed Use Parking, and as more particular described in Department of Planning & Zoning file **#04-18-07-0050-C**, hereby grants approval.

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

**RESOLVED**, that the Planning Commission, regarding the request by **Eastern Shore Exodus, LLC.**, for a density increase from 10 units per acre to 20 units per acre under §18:1-28.D(2)(f) , and as more particular described in Department of Planning & Zoning file **#04-18-07-0050-C**, hereby finds; (1) the parcel is less than 5 acres, (2) architectural elevations have been provided and are compatible with the surrounding development, (3) the apartments will provide workforce, age-restricted, or other moderately priced housing, (4) landscaping is provided for screening to the adjacent single family residence, and (5) a public meeting was conducted, and hereby grants approval.

Upon further consideration, the following motion was made by Commissioner Priest, seconded by Commissioner Leigh and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Eastern Shore Exodus, LLC.**, for a reduction in the front setback from 35 feet to 15 feet along Dundee Avenue and to 20 feet along Main Street under §18:1-83.A(2)(b), and as more particular described in Department of Planning & Zoning file **#04-18-07-0050-C**, hereby grants approval.

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

**RESOLVED**, that the Planning Commission, regarding the request by **Eastern Shore Exodus, LLC.**, for Amended Concept Plan approval for redevelopment consisting of 4 parcels for the construction of two buildings with a total of 8,339 square feet of first floor commercial and office uses with a total of 8 second floor commercial apartments, and a third building with 8 apartment units on 1.212 acres of land on Dundee Avenue and Main Street, in Chester, and as more particular described in Department of Planning & Zoning file **#04-18-07-0050-C**, hereby grants approval.

#### **6. Miscellaneous Staff Items**


(A) Mr. John Shelton informed the Commissioners that staff is working to obtain new monitors for the hearing room.

(B) Commissioner Leigh requested an update regarding Casper Energy. Mr. Drummond said the case has not been scheduled, he went on to detail recent unreported Court of Special Appeals decisions regarding land use restrictions on solar companies.

#### **7. Public Comment** – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:40 A.M.

RESPECTFULLY SUBMITTED,

  
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Tom Leigh, Secretary