

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
January 9, 2020

The Queen Anne's County Planning Commission met on Thursday, January 9, 2020, at 8:45 A.M. The following members were present: Jeffrey Reiss, Tom Leigh, Sharon Dobson, Robert Priest, Tom Jackson, Sheila Tolliver and Teddy Baker.

Also present were Michael Wisnosky, Director Department of Planning and Zoning; Amy Moredock, Principal Planner; Rob Gunter, Development Review Principal Planner, Brennan Tarleton, County Planner; Steve Cohoon, Public Facilities Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

1. Election of Officers

The following officers were elected;

Chairman: Commissioner Reiss
Vice Chairman: Commissioner Dobson
Secretary: Commissioner Leigh
Clerk: Mr. John Shelton

Public Comment – Mr. Jay Falstad, Executive Director of Queen Anne's Conservation Association, spoke regarding the inventory and availability of native plant species saying that, based on his research, a previous applicant misstated the lack of availability. He also provided a memorandum from Professor Doug Tallamy from the University of Delaware Department of Entomology and Wildlife Ecology regarding biodiversity and native plant species.

2. Meeting Minutes Review – Upon motion made by Commissioner Tolliver, seconded by Commissioner Dobson and passed by voice vote, the December 12, 2019 Planning Commission Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES: Legislation and Legal Matters – Ms. Amy Moredock, Community Planner, informed the Planning Commission that Text Amendment #19-17 regarding tenant space exceptions in the Urban Commercial Zoning District is scheduled for a Public Hearing before the Queen Anne's County Commissioners on January 14, 2020 in the Liberty Building. Later in the meeting she advised that the Public Hearing is scheduled for 6:15 P.M.

5. Concept Plan & Board of Appeals Conditional Use Recommendation– Ingleside Mine Phase 2 – Bridgetown Development Co. #SP 19-09-0035 – Mr. Christopher Drummond, Planning Commission Attorney, read the published notification of Public Hearing and informed the Planning Commission that he was satisfied the notice requirements have been met to hold a Public Hearing to receive comments concerning a conditional use application for a proposed 52.646 acre expansion of the existing sand

and gravel major extraction operation located on the east side of Bridgetown Road south of the intersection with Roe-Ingleside Road, in Ingleside.

Mr. Rob Gunter, Planner II, provided the history and highlights of the applicant's request for Concept Plan approval and a favorable recommendation to the Queen Anne's County Board of Appeals for expansion of the existing major sand and gravel mining operation on 122.852 acres of land on Bridgetown Road, in Ingleside.

Mr. Lee Edgar, Department of Public Works described the truck traffic routes, original application improvements to the front of the property and payment for improvements to Carter Road. He said that, after 1 year, Carter Road was not holding up well and applicant agreed to share in the cost of full upgrade.

Mr. Jim Gawthorp, Eastern Shore Sand and Gravel, described the current site and the Phase II construction and landscaping. He said they provide 500 tons of free material to the County. Mr. Gawthorp provided photos of berms, mine pond, and scale house and described the truck cleaning operation.

Chairman Reiss asked if there were members of the public who wished to be heard, at which time Mr. Jay Falstad, Queen Anne's Conservation Association, said that over many years they have opposed sand and gravel mining due to impact, however, this one we met with Mr. Schmidt and then Mr. Gawthorp and they have agreed to put entire property into easement at the end. He added that York has done everything they said they would do and kept the environment in mind.

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

RESOLVED, that the Planning Commission, regarding the request by **Bridgetown Development Co. (Ingleside Mine Phase 2)** for Concept Plan approval for an approximately 52.646 acre expansion of the existing major sand and gravel mining operation on 122.852 acres of land on Bridgetown Road, in Ingleside, and as more particularly described in **Department of Planning & Zoning file #SP 19-09-0035**, shall be and is hereby granted.

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

RESOLVED, that the Planning Commission, regarding the application by **Bridgetown Development Co. (Ingleside Mine Phase 2)** for Conditional Use review under Sections 18:1-14.C(7) and 18:1-95.E for an approximately 52.646 acre expansion of the existing major sand and gravel mining operation on 122.852 acres of land on Bridgetown Road, in

Ingleside, and as more particularly described in **Department of Planning & Zoning file #SP 19-09-0035**, hereby finds (1) the proposed property use complies as a Conditional Use with the zoning for the Agricultural District, (2) the proposed expansion complies with the bulk height setback buffers and other requirements of the property, (3) the established roads are adequate for stacking vehicles, (4) the applicant proposes no changes to water, sewer and operating hours, and (5) the application satisfies the Department of Public Works storm water management requirements, and hereby forwards a favorable recommendation to the Queen Anne's County Board of Appeals with the following conditions; (1) proper controls and methods are maintained to minimize truck "mud" tracking or dust plumes in dry times with wind drift suppression, (2) the facilities continue to be adequately designed and maintained to free dirt and debris from the wheels and undercarriage of trucks prior to entering Bridgetown Road, (3) a state water appropriations permit is maintained from the Maryland Department of the Environment, (4) all Soil Conservation District approvals are maintained, (5) all Stormwater Management plans are approved by the Queen Anne's County Department of Public Works, (6) the hours of operation will be consistent with the approval of Conditional Use case number CU-18050016 and any changes require additional approvals, (7) all landscaping required shall be maintained to assure plantings remain alive and healthy during the operation period and the applicant shall provide a cash surety/bond for all landscaping, (8) haul trucks shall adhere to the approved haul route as discussed and presented, (9) the proposed height of storage piles shall not exceed 45 feet, (10) the applicant submit as-built updates to the Board of Appeals and Department of Planning & Zoning on a schedule be determined by the Board of Appeals, and agree to an annual inspection, (11) all State permits are in place prior to final permitting by Queen Anne's County, (12) the site access road surface shall continue to be maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface, (13) any legal documents are reviewed and approved by the Planning Commission Attorney, (14) any 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, (15) any and all financial sureties for reclamation, landscaping, stormwater management, and enforcement, etc., are in place before final permits are granted, (16) there shall be no truck parking

on Bridgetown Road, no stacking or parking outside of the gate, no Jake brake usage, and no tail gate slamming either on site or on the public road, and the applicant shall post a sign with a notice regarding these restrictions, (17) any requirements by the Queen Anne's County Roads Department are satisfactorily addressed, (18) any outstanding documentation or comments stemming from agency reviews are addressed prior to the Board of Appeals hearing, and (19) all other voluntary conditions as outlined in "Exhibit D" of the application for Phase II approval shall be included.

The Planning Commission recessed for a short break at 9:59 A.M. and reconvened at 10:07.

6. Architecture & Site Plan Layout Discussion – Kent Island Library Expansion – Concept Plan # SP19-09-0036 – Mr. Steve Cohoon, Public Facilities Planner, provided informational update regarding the amended details based on Planning Commission comments at the November meeting for the proposed 11,900 square foot expansion to the existing Kent Island Library on the North side of MD Route 18 in Chester.

Mr. Craig Williams, Architect, described the updated entrance, addition of brick in new areas, changes to siding materials. Mr. Cohoon added that the building and architecture on the side are surrounded and buffered by existing woodlands and there is no public view. He added that the mechanical units are on roof and out of site behind a wall on the mechanical mezzanine.

Ms. Janet Salazar, Queen Anne's County Library Director, described the safety and monitoring by staff via video equipment.

Mr. Cohoon described the adjustments to the parking to remove spaces from the floodplain and said a sidewalk was added to provide access to/from MD Route 18. Additionally, he described the bioswale, stormwater management pond, submerged gravel wetland, and pervious paver areas.

No action was taken by the Planning Commission.

7. Miscellaneous – Ms. Amy Moredock, Community Planner, provided the following information regarding the 2020 Queen Anne's County Comprehensive Plan Update; (A) Website which is managed and updated by Smith Planning & Design became active at the end of December and may be accessed at <https://www.qacplan2020.com> or via link on the Department of Planning & Zoning website, (B) Consultants will meet with the Planning Commission in a workshop session at their February 13, 2020 meeting,

(C) Economic growth and sustainable development workgroup meetings are being scheduled for March 24 and 25, 2020, and

(D) Community visioning sessions in areas with Community Plans are scheduled as follows; Chester/Stevensville - February 6, 2020 at the Kent Island Library from 4:30 P.M. to 6:00 P.M., Kent Narrows - March 5, 2020 at the Visitor's Center from 5:00 P.M. to 6:30 P.M., and Grasonville - March 18, 2020 at the Grasonville Community Center (time to be announced).

8. Public Comment – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:21 A.M.

RESPECTFULLY SUBMITTED,



Tom Leigh, Secretary