

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**January 14, 2021**

The Queen Anne's County Planning Commission met on Thursday, January 14, 2021, at 8:45 A.M. The following members were present: Jeffrey Reiss, Tom Leigh, Sharon Dobson, Tom Jackson, Kathy Deoudes, and Arthur Ebersberger.

Also present were Amy Moredock, Director Department of Planning and Zoning; Rob Gunter, Principal Planner, Stephanie Jones, Senior Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

**1. Election of Officers** – Upon motion made by Commissioner Jackson, seconded by Commissioner Ebersberger and passed by unanimous voice vote, officers were elected as follows:

Chairman: Commissioner Sharon Dobson  
Vice Chairman: Commissioner Tom Leigh  
Secretary: Commissioner Kathy Deoudes  
Clerk: Mr. John Shelton

**2. Public Comment** – No comments received

**3. Meeting Minutes Review** – Upon motion made by Commissioner Ebersberger, seconded by Commissioner Deoudes and passed by unanimous voice vote, the November 12, 2021 Planning Commission Minutes were approved as presented.

**4. Extension Requests** – None.

**5. UPDATES: Legislation and Legal Matters** – Ms. Amy Moredock, Director, provided the following updates:

**(A) TACO 20-13 Cottage Home Planned Residential Development** was introduced by the County Commissioners on December 8, 2020 and is scheduled for Public Hearing on January 26, 2021.

**(B) Citizen Sponsored Text Amendments** are permitted in the first weeks of February and as of now we have been consulted regarding one, but do not know if it will come to fruition.

**(C) Ms. Stephanie Jones** was introduced as a recently hired Senior Planner who will be working on the Comprehensive Plan. Ms. Jones said she has been working with the consultants from Wallace Montgomery who would be making a presentation today.

**6. Major Subdivision and Site Plan – Four Seasons at Kent Island Phase III & IV – SP#19-06-0027-C** – Chairman Dobson announced the project was withdrawn by the applicant.

**7. Comprehensive Plan Workshop** – Ms. Lauren Good, Wallace Montgomery Project Manager, and Mr. Ray Moravec, Wallace Montgomery Vice President, provided the Planning Commission with a Comprehensive Plan update work session including the following:

**(A) Schedule** - will be posted on website, updated as needed, and provided to the Planning Commission in monthly packets.

**(B) Website (qacplan2021.com)** – launched November 30, 2020 and will be updated on a regular basis regarding content and schedule. "Question of the week" regarding hot topics or upcoming section will be posted to gather public input. The welcome page offers opportunity to join the mailing list to receive email notices.

**(C) Planning Commission Survey/Homework** results were presented.

**(D) Revised Framework** – components will be streamlined and include topic elements, visions, and themes.

**(E) Chapter Layout** – snapshot provided showing consistency of content, headers, graphs, and maps.

**(F) Chapter 1 Introduction** – much information is the same as 2010 Comprehensive Plan, but new legislation and data have been updated. County Priorities were inadvertently omitted and will be added back in. Community input and outreach was discussed.

**(G) Chapter 2 County Profile** – includes the most recent statistics from the 2015 – 2019 American Community Survey data. If the 2020 Census results become available in time they will be added.

**(H) Upcoming Dates** –

**(1) Visioning Workshops:**

January 27, 2021 Countywide & North County,  
January 28, 2021 Countywide & Chester/Stevensville,  
February 3, 2021 Countywide & Grasonville,  
February 4, 2021 Countywide & Kent Narrows, and  
February 11, 2021 Countywide and North County.

**(2) Special Topics Workshops:**

February 10, 2021 Transportation & Community Facilities.

**(3) Planning Commission Workshops:**

February 11, 2021 Chapter 3 Community Facilities and Services (including Open Space and Recreation), and Chapter 10 Town Planning Framework.  
March 11, 2021 meeting Chapter 5 Environmental Resources & Protection (including water resources), and Chapter 6 Transportation.

Commissioner Deodes expressed concern regarding connectivity issues for residents attempting to participate in virtual meetings, and requested provisions be made for phone participation. Ms. Good stated that presentations will be posted on the website and comments can be made online outside of the specific workshop time.

Commissioner Leigh inquired about County internal expert and / or departmental participation, to which Ms. Good said Technical Committee meetings will take place to receive that input.

The Planning Commission took a short break at 10:09 A.M. and reconvened at 10:18 A.M.

### **8. Miscellaneous Staff Items**

**(A)** John Shelton, Planning Commission Clerk, advised the November 2021 Planning Commission meeting falls on Veterans Day and requested another date be selected. The Planning Commission reached consensus to hold the meeting on **Thursday, November 18, 2021.**

**(B)** Amy Moredock, Director, provided the following information:

- (1) Staff** – Mr. Brennan Tarleton was recently hired by Talbot County Planning Department as the Assistant Director and is unfortunately no longer here. She said in addition to his position, a Long Range Planner and staff for the Citizen Self Service Portal are also still needed.
- (2) The Citizen Self Service Portal** – is underway for Permits. She said the next phase will add license renewals for plumbing, liquor licenses etc. and the last phase will add Planning Projects.
- (3) Public Service Commission Renewable Energy Rulemaking** – we are continuing to work with MACO to retain basic Concept Site Plan review authority at the county level.
- (4) State Legislation** recently introduced (a) House Bill 5 – environmental consideration of siting landfills, (b) House Bill 90 – housing choice voucher, and (c) House Bill 129 – environmental inspections (mold and unsafe structures).

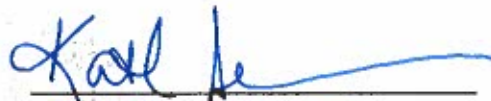
### **9. Public Comments**

**(A) Ms. Jenna Scott**, Grasonville, expressed concern regarding items in the 2010 Comprehensive Plan that have not been implemented such as the Chester River Beach pedestrian overpass.

**(B) Mr. George O'Donnell**, Chester, spoke in support of the K Hovnanian/Four Seasons Phases III and IV.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:52 A.M.

RESPECTFULLY SUBMITTED,

  
Kathy Deoudes, Secretary