

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
February 11, 2021

The Queen Anne's County Planning Commission met on Thursday, February 11, 2021, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeffrey Reiss, Tom Jackson, Teddy Baker, Kathy Deoudes, and Arthur Ebersberger.

Also present were Amy Moredock, Director Department of Planning and Zoning; Stephanie Jones, Senior Planner; Steve Cohoon Public Facilities 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 Leigh, seconded by Commissioner Jackson and passed by voice vote, the January 14, 2021 Planning Commission Minutes were approved with correction.

3. Extension Requests – None.

4. UPDATES: Legislation and Legal Matters

Ms. Amy Moredock, Planning and Zoning Director, provided the following updates:

(A) Legislation and Legal Matters – TACO 20-13 Cottage Home Planned Residential Development: Public hearing held January 8, 2021, was approved February 9, 2021, and becomes effective March 27, 2021.

(B) Miscellaneous Staff Items – Chick-fil-A on Kent Island is making a slight renovation and staff has determined that there is no need for Planning Commission review. They are removing 1 drive-thru window and putting in a door as well as some minor brickwork that is considered upkeep.

5. Major Subdivision And Site Plan – Four Seasons at Kent Island Phase III & IV – K Hovnanian's Four Seasons at Kent Island, LLC SP# 19-06-0027-C – Mr. Steve Cohoon, Public Facilities Planner, described the history and highlights of the applicant's request for Final Major Subdivision approval for 374 single family home residential lots with private road right of ways and required open space and Major Site Plan approval for 21 condominium buildings (14 units per building) totaling 294 condominium units, on the North and West side of Castle Marina Road in Chester.

Mr. Barry Griffith, President Lane Engineering, said the plat and plans are consistent everything already approved and current regulations. He went on to describe the community open space, landscape and planting buffers, protected forest areas, critical area, pedestrian pathway.

Mr. Tim Glass, Lane Engineering, described the stormwater management plan, grading, environmental site design, sediment control, phosphorus removal, and provided examples of submerged gravel wetlands and bio retention system.

Mr. Ken Schmid, Traffic Concepts, provided details of the Adequate Public Facilities study and analysis, and the updated traffic studies.

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

Mr. Mike Irons, K Hovnanian / Four Seasons, said the housing market is strong and they have sold 164 units, delivered 108 units, and currently have 35 units under construction. He added that half of the management employees are Queen Anne's County residents and that they are projecting completion of 100 units per year. He also detailed the completion of about 45% of improvements required under the Developers Rights and Responsibilities Agreement.

Mr. Joseph Stevens, Stevens Palmer LLC., said there are no material changes to the project with the only changes being minor engineering edits, and fewer houses because of the inability to use the Tanner Property.

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

- (A) Mr. Roy Smoot, Four Seasons resident, said the developer under promised and over delivered, and things are fixed instantly, including replanting anything that dies. He added that traffic is a bit of a problem, but it is a result of contractors within the development.
- (B) Mr. Jody Schulz, Kent Island Volunteer Fire Department, thanked K Hovnanian for their early donation to the KIVFD to help buy a new rescue truck prior to completion of the project. He added that the Homeowners' contributions (to the KIVFD) were raised from the original agreement. He said the development is good for the area business, and the residents are great volunteers for the County.
- (C) Mr. Steve Donovan, former Economic Development Commissioner, spoke in favor of approval saying they have kept all their promises, the development is a show case, and looks good even under construction.
- (D) Mr. Robert Bailor, Homeowner Service Director, said the residents are excited for the Clubhouse, and the project is good for local economy in that there are jobs for trades and need for staff.
- (E) Mr. Jason Smith, Denison Landscaping in Sudlersville, said the company has been working there and employs Queen Anne's County Residents.
- (F) Ms. Stephanie Frost, Four Seasons Manager, said she works directly with homeowners and this is a Kent Island asset that she is proud to be a part of.
- (G) Mr. Dillon Allen, Assistant Construction Manager, said subcontractors are primarily local and he is 100% in favor of approval.

- (H) Ms. Annie Richards, Chester River Keeper, urged the Planning Commission to tighten regulation regarding run off, and was opposed to the cutting and replanting of trees.
- (I) Mr. Dylan Sammons, Sales Center employee, said he is grateful to be in a happy safe work environment, and the residents are excited.
- (J) Ms. Jean Waagbo, Bayside resident, thanked K Hovnanian for the answers to questions she submitted. She expressed concern about recent traffic counts occurring during pandemic, and emergency access.
- (K) Mr. Steve Layton, former project manager for McCrone Engineering, said the applicant was a pleasure to work with. He added that the project is good for the County tax base and quality residents.
- (L) Mr. Mark Stienman K Hovnanian, said he signed the Developer's Rights and Responsibilities Agreement, and he requested approval.
- (M) Mr. Eric Boone, said his site development company with local employees is working at the property, and he is in favor of the project.
- (N) Mr. Alton McIntosh, Kent Island resident, spoke in support of the project and the benefits it brings to the County.
- (O) Ms. Heather Williams provided comments via email to the commissioners prior to the meeting.
- (P) Mr. Chris Toller, small business owner, said he works on site and is in favor of approval.
- (Q) Mr. and Mrs. Ken Baxter, said years ago he was opposed to the project, but has recently sold his house and contracted with K Hovnanian for delivery by the end of May. He added that he is now 71 and could no longer keep up (with his house) and asked the Planning Commission to please approve.
- (R) Ms. Lolita Watkins, County resident and K Hovnanian employee, said she was grateful to be able to work on Kent Island and requested approval
- (S) Ms. Rebecca Mazzulo, County resident and K Hovnanian employee, requested approval of the project.
- (T) Ms. Anne Richards, Chester River Keeper, asked for additional time and read a letter into the record that she previously submitted.

The Planning Commission recessed for a short break at 11:10 A.M. and reconvened at 11:21 A.M.

Upon review and further consideration, the following motion was made by Chairman Dobson, seconded by Commissioner Baker, and passed by voice vote with Commissioner Leigh abstaining:

RESOLVED, that the Planning Commission, regarding the request by **K Hovnanian's Four Seasons at Kent Island II, LLC**, for Final Subdivision approval for 374 single-family lots and associated open space lots as Phase III and IV of the proposed 1,079 dwelling unit age restricted community, and as more particularly described in **Department of Planning & Zoning File SP 19-06-0027-C** hereby grants

approval with the following conditions: (1) any remaining edits and/or documents required by the Departments of Public Works and / or Planning & Zoning be reviewed and approved, (2) all required bonds, sureties, review and inspection fees must be submitted to the Departments of Public Works and / or Planning & Zoning as appropriate, (3) any required legal documents must be approved, signed and recorded, and (4) all required signatures must be obtained.

Upon further consideration, the following motion was made by Chairman Dobson, seconded by Commissioner Deoudes, and passed by voice vote with Commissioner Leigh abstaining:

RESOLVED, that the Planning Commission, regarding the request by **K Hovnanian's Four Seasons at Kent Island II, LLC**, for Final Site Plan approval for 294 condominium units in 21 multifamily buildings as Phase III and IV of the proposed 1,079 dwelling unit age restricted community, and as more particularly described in **Department of Planning & Zoning File SP 19-06-0027-C** hereby grants approval with the following conditions: (1) any remaining edits and/or documents required by the Departments of Public Works and / or Planning & Zoning be reviewed and approved, (2) all required bonds, sureties, review and inspection fees must be submitted to the Departments of Public Works and / or Planning & Zoning as appropriate, (3) any required legal documents must be approved, signed and recorded, and (4) all required signatures must be obtained.

6. Comprehensive Plan 2021 Workshop:

Ms. Lauren Good and Mr. Ray Moravec of Wallace Montgomery lead the commission in a Comprehensive Plan work session including an overview of recent outreach, website interaction, visioning workshops, and special topic workshops. They then reviewed the Draft Community Facilities (including Open Space and Recreation) chapter.

7. Public Comments – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 12:04 P.M.

RESPECTFULLY SUBMITTED,


Kathy Deoudes, Secretary