

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
February 13, 2020

The Queen Anne's County Planning Commission met on Thursday, February 13, 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; Rob Gunter, Development Review Principal Planner , Brennan Tarleton, County 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 Priest, seconded by Commissioner Jackson and passed by voice vote, the 2019 Planning Commission Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES: Legislation and Legal Matters

Mr. Michael Wisnosky, Planning and Zoning Director, stated that there was nothing new to report since the January meeting.

5. Major Site Plan Kent Island Library Expansion #SP-20-01-0049-C – Mr. Steve Cohoon, Public Facilities Planner, provided the highlights of the applicant's request for Major Site Plan approval for an 10,882 square foot expansion to the existing library and associated parking on the north side of Main Street (MD Route 18), in Chester.

Mr. Tom Davis, DMS & Associates, described the site layout, building, parking and access and said that the entire site has been upgraded to comply with the current code.

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

(A) Ms. Julie Ranelli, Kent Island Library Branch Manager described changes to the library use from quiet to active space and need for technology. She said there is lack of adequate meeting space and class sizes are limited and always completely full.

(B) Ms. Kathy Killeen, President of the Library Board of Trustees, spoke on behalf of the Board in urging approval of the addition. She said they have been working for over 5 years with employees and stakeholders and are poised and ready to go. She added that a Capital Campaign will be launched after approval to raise additional funds.

(C) Ms. Kathie Smarick, President of Friends of Kent Island Library, encouraged approval saying they are excited for the opportunity it will provide for students, particularly the 1800 elementary students in 4 local elementary schools. She said the

children's area is currently undersized, and the expansion will allow more programs including after school programs for all local students.

(D) Ms. Joeslle Gatrell, Friend of Kent Island Library, said reading is the core for how we learn and prepare for future job positions and decisions that we make in life. She said for some, this is the only opportunity to access reading. Lastly, she requested Planning Commission support for the proposal.

(E) Ms. Janet Salazar, Queen Anne's County Library Director, reiterated that they have a 1-million-dollar grant with match by the County if built in 2020. She provided examples of capacity and overcrowding and said the feasibility study with community input supports the proposal.

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 Queen Anne's County Commissioners, for Major Site Plan approval for a 10,882 addition and expansion of parking to the existing **Kent Island Library**, as more particularly described in **Department of Planning & Zoning file # SP20-01-0049-C**, hereby finds; (1) the Site Plan is consistent with the 2010 Comprehensive Plan and the 2007 Chester Stevensville Community Plan, and (2) the addition conforms to the requirements of buffering, impervious surface, and square footage in the critical area, and hereby grants approval with the following conditions; (1) the buildings are constructed consistent with the architectural elevations provided for approval, (2) any outstanding comments stemming from agency reviews are addressed prior to final signatures, and (3) all required signatures must be obtained.

6. Comprehensive Plan Workshop – Prior to the update, Chairman Reiss urged posting of North County meetings on the website even if the dates are not yet known. He said the Planning Commission asked for this last month, and that as of last night it had not been added.

Mr. Mike Wisnosky, Director, introduced Ms. Ginny Smith and Ms. Michele King of Smith Planning and Design as the consultants for the Comprehensive Plan update. Ms. Smith and Ms. King led the workshop to update the Planning Commission on the following; Website created to provide and gather information, Public Survey Preliminary Results, "Stay in the Know" contact listing, Quarter 1 Events, 2010 Status Report, Technical Committees, Community Plan Development, County/Town Planning, 2020 New Design, Existing Land Use. They said the next step is to schedule the Quarter 2 Events.

The Planning Commissioners expressed the following concerns:

- (A) Agriculture appears to be missing and it is the number one industry in the County.
- (B) Requested the biweekly calendar updates provided by the Consultants be shared with Planning Commissioners.
- (C) Public participation - Meetings set during the day or at 5:00 P.M. when most County residents are still at work or commuting home.
- (D) Stratification of group meetings.
- (E) Information gathering appears linear, rather than multidimensional which provides richer conversations and possible compromise to reach agreement.
- (F) Heavy concentration on Towns when they are small percent of County population and the degree County/Town interaction is small.

7. Miscellaneous Staff Items – None.

8. Public Comment – Mr. Jody Schulz, Kent Island Volunteer Fire Department, expressed the following concerns: (1) the information gathering process used at the Comprehensive Plan meeting held at the Kent Island Library was confusing to most of the 55 people attending, (2) he questioned the planning of Water and Sewer if we are already out, (3) some traffic issues are completely out of County control such as the Bay Bridge. Lastly, he offered the KIVFD firehouse as a venue for meetings and would be happy to post information regarding the update for the public on the outdoor sign.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:25 P.M.

RESPECTFULLY SUBMITTED,



Tom Leigh, Secretary