

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

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

Also present were Amy Moredock, Director Department of Planning and Zoning; Rob Gunter, Development Review Principal Planner; Stephanie Jones, Long Range 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 Baker, seconded by Commissioner Ebersberger and passed by voice vote, the February 11, 2021 Planning Commission Minutes were approved as presented.

3. Extension Requests

(A) Kent Narrows Hospitality, Inc. (Holiday Inn Express) Major Site Plan #05-10-02-0005 – Mr. Tom Davis, DMS & Associates said no regulations have changed since the Major Site Plan approval and the sewer allocation has already been paid to the County.

Ms. Victoria Hoffman, Kent Narrows Hospitality, said that immediately following approval a year ago everything was shut down due to the pandemic and prevented them from proceeding.

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

RESOLVED, that at the request of **Kent Narrows Hospitality, Inc – Holiday Inn Express**, the conditionally approved Major Site Plan, Department of Planning and Zoning **File #05-10-02-0005**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **March 10, 2022**.

(B) Economy Tree Service, Inc. – Minor Site Plan #19-09-0037 – Mr. Brandon Davis, DMS & Associates said they need a little additional time to complete processing, address minor comments, and obtain signatures and sureties.

Mr. Rob Gunter, Principal Planner, said the project is a Minor Site Plan and would not need Planning Commission approval except for the location.

RESOLVED, that at the request of **Economy Tree Service, Inc.**, the conditionally approved Major Site Plan, Department of Planning and Zoning **File #19-09-0037**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **June 10, 2021**.

(C) Mears Point Associates – Major Site Plan #05-16-08-0008-C – Withdrawn.

4. UPDATES: Legislation and Legal Matters

- (A) Citizen Sponsored Text Amendments** - Ms. Stephanie Jones, Senior Planner, said the Department received 3 applications for Citizen Sponsored Text Amendments in February and they will be conveyed to the County Commissioners in March, and then forwarded to the Planning Commission, most likely at the April meeting.
- (B) Target in Stevensville** - Director Amy Moredock said the renovation, including interior renovation and changes to the garden center to become a pick-up area will begin very soon. She added that there is no change to the square footage, so a renovation permit is all that is needed.
- (C) Department of Planning & Zoning Staff** – Director Amy Moredock announced the promotion of Stephanie Jones to Principal Planner. She said planners for the Long-Range Senior Planner and County Development Review Planner positions have been filed with those employees set to begin on March 31st.

5. Comprehensive Plan Workshop – Ms. Lauren Good and Mr. Ray Moravec of Wallace Montgomery led the Commission in a Comprehensive Plan work session in which they provided a status briefing including update of recent work, Visioning Workshop recap, Special Topic recap, recent public outreach, website interactions, and the schedule of future workshops.

The Chapter 6 Transportation draft was reviewed and discussed. Planning Commissioners members articulated the following items be included; (1) Concentration on areas that are optimum for pedestrian connectivity, (2) Expanded public transportation to include connection with Chesapeake College for students in The Dual Enrollment program, (3) Outreach, education, and input of the farming community and local boards in a method other than virtual meetings and/or surveys on the County website,(4) Review of changes to historic transportation patterns based on increased work from home employees, and (5) Use of parking garages to open access for bike lanes, addition of auto charging stations, and increased bike parking areas with ability to lock bikes.

Ms. Good informed the Planning Commission that the data is being updated for the Environmental Chapter. She said they intentionally have not made it available, as multiple versions of data create problems. She suggested a Special Planning Commission meeting be set for June 24, 2021 for review of the draft Environmental Chapter.

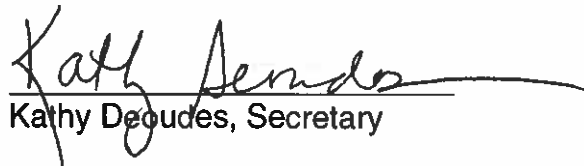
6. Public Comment – Vice Chairman Leigh asked if there were members of the public who wished to be heard at which time the following comments were received:

(A) Mr. Scott MacGlashan, Church Hill, said it is very difficult to get farming community involved in Comprehensive Plan in the Spring planting season. He said he and Mr. Howard Dean are circulating a vision statement through the farming community for input. He expressed concern regarding the dangers of U.S. Route 301 at grade intersections and added that truck stops and/or convenience stores should not be added at any of those locations.

(B) Ms. Nancy Scozzari, Department of Parks and Recreation, said she was encouraged by the support and comments regarding recreation and connectivity and is hopeful it will lead to funding for that infrastructure.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:31 A.M.

RESPECTFULLY SUBMITTED,


Kathy Decoues, Secretary