

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
July 8, 2021

The Queen Anne's County Planning Commission met on Thursday, July 8, 2021, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeff Reiss, 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; Rob Tracey, Long Range Planner; Steve Johnson, Development Review 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 Ebersberger, seconded by Commissioner Leigh and passed by unanimous voice vote, the June 10, 2021, Planning Commission Minutes were approved as presented. Upon motion made by Commissioner Ebersberger, seconded by Commissioner Jackson and passed by unanimous voice vote, the June 24, 2021, Special Meeting Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES:

(A) Legislation and Legal Matters

(1) Stephanie Jones, Long Range Principal Planner said (1) the Priority Funding Area map has been updated to include some parcels in Barclay, and (2) TACO #21-02 regarding multi-family units in the UC has had language regarding increased building heights removed.

(2) Rob Tracey, Long Range Senior Planner, said (1) TACO 21-06, regarding accessory structures, has been forwarded to the County Commissioners with one minor typographical edit, and (2) TACO 21-07, regarding release of sureties, has been postponed to allow time for research and collaboration.

(B) Miscellaneous Staff Items

Amy Moredock, Planning & Zoning Director, introduced Drew Bealby as the newly hired Associate Planner to work in Development Review under Rob Gunter.

5. County Sponsored Text Amendment

TACO #21-07 Release of Sureties – Postponed.

6. Amended Major Subdivision SUB # 04-05-05-0008-C – Reliable Development Company, LLC (Ellendale) – Steven Johnson, County Planner, provided the History and highlights of the applicant's request for Amended Major Subdivision approval to

relocate the UC zoned portion of “Land Unavailable for Future Non-Residential Development” on 12.973 acres of land on Ellendale Farm Lane in Stevensville.

Mr. Michael Foster, Esq. on behalf of the applicant described the history, including the 2014 approval of rezoning to Urban Commercial by the County Commissioners. He added that the Amended Major Subdivision approval will clean up the title.

Chairman Dobson asked if there were members of the public who wished to be heard, at which time no comments were received.

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 the Planning Commission, regarding the request by **Reliable Development Company, LLC (Ellendale)**, for Amended Major Subdivision approval to relocate the UC zoned portion of “Land Unavailable for Future Non-Residential Development” on 12.973 acres of land on Ellendale Farm Lane in Stevensville, and as more particularly described in Department of Planning & Zoning file **SUB #04-05-05-0008-C**, hereby finds the Amendment to the Major Subdivision is consistent with Article XXVI of the Queen Anne’s County Zoning and Subdivision Regulations, and hereby grants approval subject to the following conditions; (1) any remaining edits and / or documents required by the Department of Planning & Zoning be reviewed and approved, (2) the applicant must submit an Amended Major Subdivision Plat for approval, and (3) all required signatures must be obtained.

The Planning Commission took a short break at 9:44 A.M. and reconvened at 9:55 A.M.

7. Comprehensive Plan Workshop

Lauren Good and Ray Moravec of Wallace Montgomery led the Planning Commission in a Comprehensive Plan work session including a status update and review of the draft Land Use (including Priority Preservation), Water Resources Element (WRE), and Implementation chapters.

The Planning Commission to a short break at 10:47 A.M. and reconvened at 10:55 A.M.

8. Public Comment

(A) Howard Dean spoke about the value of the Agricultural industry / property and jobs created with very low infrastructure needs.

(B) Scott MacGlashan said a group memo including vision statement was presented and asked that it be read by the Planning Commissioners. He suggested U.S. Route 301 become a "County Scenic Byway" to preserve a farmland vista.

(C) Sarah Remotnek, Eastern Shore Land Conservancy ask that the Comprehensive Plan protect the rural character and water resources throughout the County.

(D) Alan Gerard, Chesapeake Bay Foundation, spoke regarding the need water quality improvements including prioritization of low cost / high impact BMPs.

(E) Barry Griffith, Lane Engineering, said growth pressure is coming from State and Federal policy changes and the Comp Plan is the tool to manage that growth to protect farms and rural character by directing growth. He said if growth is not planned for in the Growth Areas, it will end up in 20 acres farmettes.

(F) Mike Lesnowski said he has put in a rezoning request for 39 of 183.63 acres of farmland for a diesel truck fueling station. He said he would still operate the farm and put in a nice clean fuel station and shop

(G) Cliff & Danielle Lowe described their rezoning request for 23 acres that does not have a perc. They said they want to build a home and barn for organic farming.

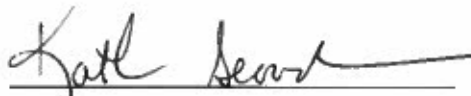
(H) Genevieve McFarlane, Esq. presented the rezoning request to be included in the CMPD to get a better layout of development. She added that the property was in the Priority Funding area.

(I) Annie Richards, Chester Riverkeeper advocated that a portion of preserved land should be for public access and use and urged aggressive protection of the Wye and Chester River sheds before it is too late.

Not having completed the review of the draft section and the comprehensive rezoning applications, the Planning Commission noted that the workshop would continue at its August meeting.

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:25 A.M.

RESPECTFULLY SUBMITTED,



Kathy Deoudes, Secretary