

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**August 12, 2021**

The Queen Anne's County Planning Commission met on Thursday, August 12, 2021, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Teddy Baker, Kathy Deoudes, and Arthur Ebersberger.

Also present were Amy Moredock, Director Department of Planning and Zoning; 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** – The following comments were received:

- (A) Scott MacGlashan** – Route 301 Scenic Byway in the Comprehensive Plan.
- (B) Howard Dean** – Maintaining Agricultural protections in the Comprehensive Plan.
- (C) Barry Waterman** – Comprehensive Plan: the need to plan for growth even if there are currently obstacles to development.
- (D) Susan Mitchell** – Housing in the Comprehensive Plan.
- (E) Whit Dudley** – Rental leasing and MPDUs in the Comprehensive Plan.
- (F) Linda Friday** – Against limiting development due to sewer capacity in the Comprehensive Plan.
- (G) Walt Petrie** – Redevelopment in the Bay Bridge Marina Area in the Comprehensive Plan
- (H) Barry Griffith** – Housing, rural sprawl vs. growth areas, and need for Comprehensive Plan to be a long-range document rather than tool to control pace and timing of development.
- (I) Sandra Early** – Residential housing in the Comprehensive Plan.
- (J) Jay Falstad** – Climate change and need to preserve all agricultural and forested lands.

**2. Meeting Minutes Review** – Upon motion made by Commissioner Ebersberger, seconded by Commissioner Leigh and passed by unanimous voice vote, the July 8, 2021 Planning Commission Minutes were approved as presented.

**3. Extension Requests** – None.

**4. UPDATES:**

**(A) Legislation and Legal Matters**

Rob Tracey, Long Range Planner said that TACO 21-06 Accessory Structures in the Side Yards of Property Abutting Two Streets will be before the County Commissioner for Public Hearing on August 24, 2021.

**(B) Miscellaneous Staff Items** – None.

## **5. COMPREHENSIVE PLAN WORKSHOP**

Lauren Good and Ray Moravec of Wallace Montgomery led the commission in a Comprehensive Plan work session including a status update and review of comprehensive rezoning land use, growth capacity options, the Implementation Chapter, and cover.

Alan Quimby, Director of Public Works, provided historic information, described Federal and State laws regarding Total Maximum Daily Loads and their impact on sewer capacity. He concluded by saying there is no more capacity at the Kent Island Plant.

The Planning Commission took a short break at 9:58 A.M. and reconvened at 10:10 A.M.

The Planning Commission made the following decisions regarding Comprehensive Rezoning Requests (in chronological order, rather than the order they were reviewed at the meeting): During this review process, Chairman Dobson left the meeting at 11:13 A.M. and Vice Chairman Leigh led the remainder of the meeting.

### **(A) Supports the Technical Committee Recommendation for –**

CRR01: Kia and Anthony Reed

CRR03: Cole Ventures, Inc

CRR04: David and Tamara Harper

CRR08A and 08B: Mike and Lynn Foster

CRR09: SEW Friel c/o Jay Friel

CRR10: GLD Group, LLC

CRR11: Lindsay Leszcynski

CRR12: Ronald and Julie Bennett

CRR13: Allison Rhodes

CRR14: Robert Krampitz

CRR15: Brigitte Barbee

CRR16: Charles and Edith Breeding

CRR17: Charles C. Lawhead

CRR18: Robert J. Berra

CRR19: Dawn and Earl Eber

CRR20: Frances DeSales Ward

CRR21: Bob Berra

CRR22: Elin Landenburger

CRR23: TDSM, LLC

CRR24: TDSM, LLC

CRR25: TDSM, LLC

CRR26: Kathy Lee Gascon

CRR27: James B. Roy, Jr.

CRR30: F. Kevin Leaverton

CRR36: Ohryn Valecourt /812 Island Creek Road, LLC

CRR37A and 37B: James B. Clements Trust & Marjorie McKnight Clements Trust  
CRR39: Dean and Sandra Rhodes  
CRR40: FRC Properties, LLC  
CRR41: Lawrence G Romjue  
CRR42: Franklin and Tammy Sewell Clark  
CRR43: Gage T. Rhodes  
CRR45: Kent Island, LLC  
CRR46 Robert & Maria Holland

**(B) Does not support the Technical Committee recommendation for –**

CRR02: Dream Farm, LLC c/o Tracey Schulz  
CRR05: Chesterhaven Beach Partnership, LLP  
CRR06: Michael and Ellen Foster, Madison Land Partnership; Queenstown Bank of Maryland Madison Land Partnership; MPH Enterprises, LLC  
CRR07: Cliff and Daniel Lowe

**(C) Tabled**

**(lack of quorum)**

CRR28: Kent Island Volunteer Fire Department  
CRR32: RB Baker & Sons, Inc.  
CRR35: HD Myles Farm, LLC

**(for continued discussion)**

CRR29: Kolby Schulz

**(D) Withdrawn**

CRR31: RB Baker & Sons

**(E) No recommendation from Planning Commission (no land use change required as a result of requests)**

CRR33: Ronald A. Kopec Sr.  
CRR34: Ronald A. Kopec Sr.  
CRR38: AYS Marine Enterprises, LLC  
CRR44: Joseph G. Johns III

**6. Public Comment** – The following comments were received:

**(A) Al Helfenbein** – Comprehensive Plan infrastructure and development in the Bay Bridge Airport area.

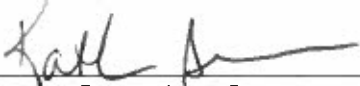
**(B) Mike Lesnowki** (Queen Anne's County Farm Bureau) – Route 301 scenic byway in the Comprehensive Plan.

**(C) John Viglioti** – Barnstable Town Center project.

**(D) Donna Landis-Smith** (Queen Anne's County Soil Conservation) – Route 301 scenic byway in the Comprehensive Plan.

There being no further business to come before the Planning Commission, the meeting was adjourned at 1:40 A.M.

RESPECTFULLY SUBMITTED,

  
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Kathy Deoudes, Secretary