

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**October 14, 2021**

The Queen Anne's County Planning Commission met on Thursday, October 14, 2021, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeff Reiss, Tom Jackson, Teddy Baker, and Kathy Deoudes.

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; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

**1. Public Comment** – The following Bay City residents spoke in opposition to the Land Bridge LLC approval citing ownership of Stafford Road, increased traffic, sewer back-ups, poor drainage, and safety and welfare of current residents:

- (A) Dora Hannah
- (B) Michael Drysidel
- (C) Rosemary Stroop
- (D) Anne Wilson
- (E) Karen Brown
- (F) Wilhelm Burger
- (G) Keith Hutchens

**2. Meeting Minutes Review** – The Planning Commission sought input from Attorney Christopher Drummond regarding the Land Bridge, LLC preliminary subdivision vote taken at its September 9, 2021 meeting. Mr. Drummond clarified the legality of the second vocal vote in this case which was intended to confirm the first vote. Therefore, the first vote cast by the members constituted the official decision in this case, and the minutes should reflect the approval of the Land Bridge, LLC preliminary subdivision. The Planning Commission members concurred with Mr. Drummond's counsel and voted unanimously that the minutes should be amended to reflect that point of order noting a 4:2 favorable vote. Upon motion made by Commissioner Deoudes, seconded by Commissioner Baker and passed by unanimous voice vote, the September 9, 2021 Planning Commission Minutes were approved as amended.

**3. UPDATES:**

**(A) Legislation and Legal Matters**

Stephanie Jones, Long Range Principal Planner, provided the following updates:

- (1) TACO 21-06 Accessory Structures in Side Yards of Property Abutting Two Streets was passed by the County Commissioners September 14<sup>th</sup> and becomes effective October 30, 2021.
- (2) Critical Area Program Updates: Chapter 14 now includes more detailed Agricultural Best Management Practices, and regulations regarding Solar Power

were amended to reflect they are not permitted in the Critical Area without Site Plan approval.

**(B) Miscellaneous Staff Items - none.**

**4. Preliminary and Final Amended Major Subdivision – Starfield Farms SUB#02-**

**06-08-0007** – Rob Gunter, Development Review Principal Planner, provided the highlights of the applicant’s request for Preliminary and Final Amended Major Subdivision approval to subdivide parcel 8, Lot 1 to create one additional 166.972-acre lot in the Agricultural Zoning District on 257.662 acres of land on Price Station Road in Church Hill.

Barry Griffith, Lane Engineering, said the purpose of the request was to separate the existing farm from the open space supporting the development. He went on to detail compliance with Article III, Section 7(d) of the Planning Commission Rules in order to receive Preliminary and Final Subdivision simultaneously

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 Baker, and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, in compliance with Article III, Section 7(d) of the Planning Commission Rules, makes the following findings of fact in order for **Peter Shaeffer (Starfield Farms SUB #02-06-08-007)** to receive Preliminary and Final Major Amended Subdivision approval concurrently: (1) the applicant has demonstrated that combined Preliminary and Final approval of the subdivision is in the best interest of the public, (2) the applicant has provided adequate reasoning for combined Preliminary and Final approval, (3) the applicant’s request for combined Preliminary and Final approval is not based on any delay or inaction on their part, (4) the applicant has adequately notified the public of the proposed subdivision, and (5) the Department of Planning & Zoning has certified that no further time is required to make and determination required by the Queen Anne’s County Code.

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

**RESOLVED**, that the Planning Commission, regarding the request by **Peter Sheaffer (Starfield Farms)** for Preliminary

and Final Amended Major Subdivision approval for the creation of one additional 166.972-acre lot in the Agricultural Zoning District on 257.662 acres of land on Price Station Road in Church Hill, and as more particularly described in **Department of Planning & Zoning file SUB #02-06-08-0007**, hereby finds the proposed subdivision is consistent with the purpose, goals, and objectives of the 2010 Comprehensive Plan and the Queen Anne's County Zoning and Subdivision Regulations, and hereby grants Preliminary and Final Amended Major Subdivision approval with the following conditions: (1) any remaining edits and/or documents required by the Department of Planning & Zoning be reviewed and approved, (2) the applicant submits an Amended Major Subdivision Plat for final review, and (3) all required signatures must be obtained.

**5. Major Subdivision - Hopelands Phase II – SUB#20-07-0186** – Postponed.

**6. Comprehensive Plan Update** Lauren Good and Ray Moravec of Wallace Montgomery presented the Final Draft 2021 QAC Comprehensive Plan and the Final Draft 2021 Kent Narrows Community Plan for review and conveyance to required agencies for 60-Day Review per Maryland Annotated Code, Land Use § 3-203(c).

The Planning Commission took a short break at 9:43 A.M. and reconvened at 9:50 A.M.

Lauren Good reviewed the schedule moving forward, and stated that copies of the Draft Plan would be posted on the County website and hard copies would be delivered to the 2 County libraries and a location in North County.

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

- (A) Barry Waterman: said the Comprehensive Plan language indicates that it is a final draft but suggested that it should not be sent out to others without being closer to complete.
- (B) Jack Broderick: thanked staff and consultant for the transparent process in updating the Comprehensive Plan and stated that there are still some transfer issues regarding the Stevensville/Chester Community plan.
- (C) Elle Bassett, Shore River Keeper: provided a summary of the letter she submitted including, urging the Comprehensive Plan adopt more accountable implementation process for protecting the environment, including climate change projections and resiliency, and including agricultural conservation practices.

- (D) Tracey Schulz: requested information regarding a legal opinion being referenced to make decisions to include or not include properties within the growth area based on lack of water and sewer.
- (E) Annie Richards, ShoreRivers: said she/they would like to be a partner and resource to you all to help in any way moving forward.
- (F) GiGi Windley, Executive Director of the Kent Narrow Development Foundation: said they have still not reviewed the entire (Community Plan) document. She said there are timing and data issues, and maps need to be corrected.
- (G) DeSales Ward: Said she was a liaison for the Grasonville area during the process and thanked staff.


Upon review and further consideration, the Planning Commission reached unanimous voice consensus to forward the Draft 2021 Queen Annes Comprehensive Plan and Kent Narrows Community Plan to the Maryland State Department of Planning, State agencies, adjoining jurisdictions, municipalities within the County, and the public, for the required 60-day review and comment period.

**7. Public Comment** – none.

**8. Miscellaneous** – John Shelton, Clerk, reminded everyone that the November Planning Commission will be held on November 18th rather than November 11th due to the Veteran's Day holiday.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:46 A.M.

RESPECTFULLY SUBMITTED,

  
Kathy Deoudes, Secretary