



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
Centreville, MD 21617

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**County Commissioners:**

James J. Moran, At Large  
David L. Dunmyer, District 1  
Bob Simmons, District 2  
Philip L. Dumenil, District 3  
Dave Olds, District 4

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, JANUARY 9, 2014**

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ELECTION OF OFFICERS**

**President – Barry Waterman**  
**Vice President – John Perkins**  
**Secretary – Jeff Reiss**  
**Clerk – Barbara Norrington**

**PUBLIC COMMENTS – None.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**December 2013 Minutes approved as presented.**

**EXTENSION REQUESTS:**

MAJOR SITE PLAN #05-10-03-0001-C  
Fisherman's Village

**Extension granted to January 8, 2015.**

**UPDATES:**

Legislation and Legal Matters

**Mr. J. Steven Cohoon, Planning Director provided the following updates;**

**(1) Of the 28 Ordinances considered by the County Commissioners in 2013, 16 involved either the Department of Planning and Zoning or the Planning Commission.**

**(2) CO 13-22 The Number of Lots Permitted on a Private Road in QAC; approved and becomes effective Feb 1, 2014.**

**(3) CO 13-24 Use and Merger of Certain Substandard Lots in the Neighborhood Conservation (NC) District; about 130 citizens attended the public information meeting, next step is a Public Hearing before the County Commissioners.**

**(4) MD State House Bills 11 and 12 have been introduced which, if passed, will make it possible to utilize Bay Restoration Funds for areas with failed septic systems.**

**PROJECT:**

**CONCEPT PLAN # 04-13-10-0014-C**

“The Preserve” at Kent Manor Inn, LLC

Proposing to add a 9,675 sq. ft. banquet facility and a 22 room annex to the existing Inn  
Requesting Concept Plan approval a Favorable Recommendation for a Comprehensive  
Water and Sewerage Plan Amendment and a Determination that the use is permitted in  
the RCA.

McCrone, Inc.

Holly A. Tompkins, Senior Planner

**Concept Plan approval granted.**

**Determination that the use and addition are permitted in the Resource  
Conservation Area.**

**Favorable Recommendation for amendment to the 2011 Comprehensive Water and  
Sewerage Plan.**

**MISCELLANEOUS STAFF ITEMS**

The Essential Points of Making a Motion - **Postponed**

**PUBLIC COMMENTS – None.**

**NOTE: PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 45 MINUTES PRIOR  
TO THE MEETING.**