



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

Eric S. Wargotz, M.D., Countywide
Courtney M. Billups, District 1
Paul L. Gunther, District 2
Gene M. Ransom III, District 3
Carol R. Fordonski, District 4

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Telephone Land Use: (410) 758-1255
Fax Land Use: (410) 758-2905
Telephone Permits: (410) 758-4088
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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 14, 2010**

8:45 A.M.

ELECTION OF OFFICERS

Election postponed until February Planning Commission Meeting.

PUBLIC COMMENTS

Mary Margaret Revell Goodwin informed the Planning Commission that the owners of the Chester Haven Beach property have denied her access to the property which will result in missing the Grant application deadline.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

November 12, 2009 and December 10, 2009 Planning Commission Meeting Minutes approved with corrections. December 15, 2009 Special Planning Commission Meeting Minutes approved as presented.

EXTENSION REQUESTS

None

No action taken.

UPDATES:

Legislation and Legal Matters

Aspen Institute – neighboring property owner is appealing Board of Appeals decision regarding the expansion of the conference center.

Foxx Fields – has no intent to continue through the appeals process.

Chester Haven Beach – still awaiting decision by the Board of Appeals.

CO 09-26 Critical Farm Ordinance – County Commissioner's Hearing January 26, 2010 at 6:45 p.m.

CO 09-27 Composition of Plumbing Board – County Commissioner's Hearing January 26, 2010 at 6:50 p.m.

CO 09-23 Minor Site Plan – on hold.

CO 09-17 Development Disclosure and Integrity Act – on Planning Commission Agenda later today. County Commissioners granted Planning Commission 60-day extension for review.

PROJECT REVIEW:

MINOR SUBDIVISION #03-07-08-0012-C

Reed Creek, LLC
Wrightø Neck Road, Centreville
Proposes to create 1 Large Lot
Requesting Final Subdivision Approval
Lane Engineering, LLC
Jennifer J. MacGlashan, Land Use Planner

Withdrawn.

MINOR SUBDIVISION #03-07-01-0006-C

C. Temple Rhodes, Jr. & Patricia A. Rhodes, Trustees
Wrightø Neck Road, Centreville
Proposes to create 1 Sliding Scale Lot
Requesting Final Subdivision Approval
Kirby & Associates, Inc.
Jennifer J. MacGlashan, Land Use Planner

Withdrawn.

MAJOR SUBDIVISION #03-07-01-0007-C

C. Temple Rhodes, Jr. & Patricia A. Rhodes, Trustees
Wrightø Neck Road, Centreville
Proposes to create 1 Sliding Scale Lot.
Requesting Final Subdivision Approval
Kirby & Associates, Inc.
Jennifer J. MacGlashan, Land Use Planner

Final Subdivision approval granted with conditions.

MAJOR SUBDIVISION #03-09-10-0006

Michael Bozek, Inc. (McKenney Forest Phase IV)
Dulin Clark Road, Centreville
Proposes to create 2 new residential lots with no new roads, using non-contiguous development cluster subdivision technique.
Requesting Preliminary & Final Subdivision Approval
Kirby & Associates, Inc.
Frank V. Hall, Senior Land Use Planner

Preliminary Subdivision Approval granted.

Final Subdivision review postponed.

10:00 A.M.

BREAK

10:15 A.M.

SKETCH PLAN #05-09-10-0003-C

Walters Properties, LLC
Perryø Corner Road, Grasonville
Proposes 108 single family units and 36 multi-family units with a County road and a land dedication to meet the MPDU requirements
Requesting Sketch Plan approval and a Favorable Recommendation for an amendment to the Comprehensive Water and Sewerage Plan
DMS & Assoc., LLC

Holly Tompkins, Senior Land Use Planner

Subdivision Sketch Plan approval granted.

Favorable recommendation to the Sanitary Commission for Amendment to the Comprehensive Water and Sewerage Plan for designation of S-2, W-2.

COMPREHENSIVE WATER AND SEWER PLAN AMENDMENT

Chester Haven Beach Subdivision

East end of Piney Creek Road in Chester

Requesting a finding of consistency with the Comprehensive Plan and a favorable recommendation to the Sanitary Commission to amend the Comprehensive Water and Sewerage Plan from W-6 service to W-3 service area.

Chester Haven Beach, LLC

Steve Cohoon, Chief of Land Use & Zoning

Postponed, no action taken.

LAND USE & ZONING DEVELOPMENT PROCESS

Submittal and Review documents and process

Holly A. Tompkins, Senior Land Use Planner

Frank V. Hall, Senior Land Use Planner

Jennifer J. MacGlashan, Land Use Planner

No action taken.

SIGNAGE

An informational presentation on Signage, Signage Standards & Applications

Nancy Scozzari, Senior Community & Environmental Planner

Postponed, no action taken.

TOWN OF CENTREVILLE COMMUNITY PLAN – MUNICIPAL GROWTH ELEMENT (MGE)

Staff Review Memo and draft Comment Response Letter to Town of Centreville

David Dahlstrom, AICP, Senior Community and Environmental Planner

Draft Comment Response Letter to Town of Centreville approved as presented.

12:15 P.M.

LUNCH

1:00 P.M.

TA #09-17. Development Disclosure on Applications for Subdivision and Site Plans (Amendment No. 1 to CO #09-17. Development Disclosure and Integrity Act of 2009). This text amendment was initiated by the County Commissioners to require applications for subdivision or site plan approval disclose the identity of persons having an economic interest in the development. Following receipt of the Planning Commission's recommendation, the County Commissioners introduced Amendment No. 1 to pending CO #09-17 necessitating further Planning Commission review and recommendation. Amendment No. 1 to CO #09-17 includes provisions clarifying the scope of disclosure and the economic interest requiring such disclosure.

Article XXIV. Required Permits and Certificates

§ 18:1-132.C. General Requirements / Development Disclosure on Applications for Subdivision and Site Plans

Katrina L. Tucker, AICP, Senior Community and Environmental Planner

Consensus to send letter from Planning Commission to County Commissioners providing synopsis of today's discussion and requesting meeting between both Commissions.

QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN UPDATE

Review of Draft Comprehensive Plan

Helen M. Spinelli, AICP, Chief, Community & Environmental Planning

No action taken.

MISCELLANEOUS STAFF ITEMS

ÉQueenstown Community Plan - Mediation Outcome

No action taken.

PUBLIC COMMENTS

None.

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