



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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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, MARCH 12, 2009**

8:45 A.M.

PUBLIC COMMENTS

Loretta Brandon – expressed concern regarding Donkat Properties project building height, impact on traffic, proximity to residential area, and depreciation of home values.

Jim Boyle – thanked new Planning Commission members for their service and expressed disappointment in decisions regarding Emerson Mine. He stated that a lawsuit will be filed.

Katie Bern – asked to speak during review of Donkat Properties project.

Jim Luff – thanked Planning Commission for invitation to Economic Development Commission. He stated that the EDC is an advisory board made up of 11 members with 3 year terms. He added that the EDC is best suited to vet projects like Matapeake to determine if money/economy and market can support projects, and added that they follow guidelines to make that determination.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

February 10, 2009 minutes approved with minor corrections.

EXTENSION REQUESTS

MAJOR SUBDIVISION #02-08-06-0008-C

Southeast Creek, LLC (The Preserve II)

No action taken as project met deadline.

MAJOR SUBDIVISION #07-00-08-0006

Clement Davidson (Blunt Marsh)

No action taken as project met deadline.

UPDATES

Legislation and Legal Matters

Foxx Fields ó Board of Appeals heard and continued case without decision.

Kendall's Promise ó Appeal filed and pending; both parties have asked that it be scheduled.

Legislation regarding Comprehensive Plan/ Implementing Tools and required Planning Commission training pending in House and Senate.

Legislation regarding changes from 8 Visions to 12 Visions pending in House and Senate.

Legislation regarding Transit Oriented Development has passed in Senate and going to the House. Minimal relevance in Queen Anne's County, but Tax Incremental Funding component may be useful.

Aspen Institute ó Conditional Use granted by Board of Appeals with conditions.

Queen Anne's County Comprehensive Plan

270 Staff hours and 180 citizens hours have been spent working on the Comp Plan. SWOT's are finished and now working on Goals for Topic Committees.

Portal is experiencing difficulty ó some user issues, and some portal problems.

PROJECT REVIEW

MAJOR SITE PLAN #04-08-09-0005-C

Richard & Helen Jarenski óOwner

Don Gross (Donkat Properties, LLC) -Developer

Marion Quimby Drive, Stevensville

Proposes a 43,867 sq. ft. office/warehouse with associated parking

Requesting Major Site Plan Approval

Lane Engineers, Inc.

Frank V. Hall, Senior Land Use Planner

Major Site Plan Approval granted with conditions.

MAJOR SUBDIVISION #07-08-12-0004

Stoltzfus Farms, LLC

Ewingtown Road, near Chestertown

Proposes 2 new large lots (no new roads proposed)

Requesting Preliminary and Final Subdivision Approval

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

Preliminary and Final Subdivision Approval granted with conditions.

10:00 A.M.

BREAK

10:15 A.M.

COMMUNITY PLAN REVIEW

Centreville Community Plan

Revise Resolution and Figure 12 Map in accordance Town Revisions

David Dahlstrom, AICP, Senior Community and Environmental Planning

Map Amendment approved and favorable recommendation to County Commissions for adoption of Joint Resolution.

Wye Mills Area Community Plan Review
Helen M. Spinelli, AICP, Chief, Community & Environmental Planning
Discussion and determination to review more fully at April Planning Commission Meeting.

CHAPTER 18 TEXT AMENDMENTS

TA #09-05 Kent Island Suburban Commercial (KISC)

Following a recommendation from the Planning Commission, Staff has prepared a text amendment creating a new Kent Island Suburban Commercial zoning district and to clarify the applicability of Commercial Design Standards.

Article V. District Standards

§18:1-22. To create new Kent Island Suburban Commercial zoning district and standards.

§18:1-37. To clarify application of design guidelines.

David Dahlstrom, AICP, Senior Community and Environmental Planner

Favorable recommendation to County Commissioners for adoption.

12:00 P.M.

LUNCH

12:45 P.M.

TA# 09-07

Petition proposing a Text Amendment ó Submitted by Michael Foster, Esq., on behalf of R.B. Bakers and Sons Inc.

Article XXIII. Nonconforming Uses.

§18:1-129. Alteration of nonconforming uses.

To add provisions with respect to expansion of existing lawfully nonconforming disposal uses.

Rob Gunter, Community & Environmental Planner

No Action Taken - to be reviewed at April Planning Commission meeting.

INFORMATIONAL PRESENTATION

Ellendale Boat and RV Storage

Holly A. Tompkins, Senior Land Use Planner

No Action Taken.

Sudlersville Annexation

David Dahlstrom, AICP, Senior Community and Environmental Planner

Planning Commission to send letter to County Commissioners indicating they have no objections to the proposal.

MISCELLANEOUS STAFF ITEMS

Millington Comprehensive Plan – Mr Howard will attend their meeting on March 26, 2009. Letter to Millington approved.

Queenstown Community Plan – revised draft with mapping and text in strike and delete format will be presented in near future.

Rezoning Request – submitted by citizens during 10-day submittal period in February will be presented at April meeting.

Gas Station – at Thompson Creek Road submitted plan and received comments but have not re-submitted.

Aspen Institute – Minutes of Board of Appeals hearing presented to Planning Commission members.

Queen Anne’s County Transportation Priority Letter from the County Commissioners to State Highway Administration provided to Planning Commission members.

PUBLIC COMMENTS

Richard Altman – questioned the elimination of some projects from the Transportation Priority list and wondered whether that meant they were not going to happen.

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