



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

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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, AUGUST 14, 2014**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Stanley Turon urged the Planning Commission to act on a walkway / sidewalk on Castle Marina Road.

Maureen Waterman requested Planning Commission send letter to the Queen Anne's County Commissioners in support of changing the zoning on the Wheatland's property to help facilitate annexation and waive the 5-year hold prior the Public Hearing.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

August 14, 2014 Minutes approved as presented.

EXTENSION REQUEST:

MAJOR SITE PLAN #04-10-01-0001-C

Bay East

Granted to October 9, 2014.

UPDATES:

Legislation and Legal Matters –

J. Steven Cohoon, Director provided the following updates;

(1) Cloisters 273 unit multi-family project was appealed to the Board of Appeals who found they did not have standing because they did not live close enough to be aggrieved greater than the ordinary public. Ultimately appealed to the circuit Court where Judge Ross found in favor of Board of Appeals that there was no standing. Christopher Drummond added that coincidentally, the Court of Special Appeals issued a long opinion dealing with standing regarding the island in the middle of the Magothy River which has been the subject of a lot of litigation in AA County. He

said the Court of Special Appeals found that the Chesapeake Bay Foundation did not have standing.

(2) CO 14-11 Impervious Surface and Transferable Development Rights in the Suburban Industrial District – Planning Commission made a favorable recommendation and then proffered amendment for County Commissioners to consider. County Commissioners have held public hearing and approved as requested by the applicant without any suggested changes as they felt more research and review should be given to those changes to the proposal.

(3) CO 14-03 Electronic Signs –Public Hearing before CC Tuesday, August 26, 2014, and amendment by PC to allow it to change 3x per day.

(4) Administrative approval re: Shelter – site plan approval and signed off by agencies – have applied for a building and demolition permit but they have not yet been issued.

(5) State Highway Administration – holding a meeting regarding the Kent Island Transportation Plan next Wednesday 20, 2014 from 6-8pm at the Senior Center.

9:00 A.M.

COMPREHENSIVE WATER & SEWER PLAN AMENDMENT

Proposing a change in the service area designation from S-3 to S-2 for the 9 communities in Southern Kent Island designated as Public Health Areas of Concern

Proposing to adjust the current S-3 service area boundaries in order to reduce the number of vacant lots within the service area as required by the Smart Growth Coordinating Committee.

Proposing to add language to describe the Public Health Areas of Concern, the alternatives investigated, the proposed solution, funding and phasing of the proposed project to serve the 9 Southern Kent Island communities as required by the Smart Growth Coordinating Committee

Requesting a favorable recommendation to the County Commissioners and a finding of consistency with the 2010 Comprehensive Plan

Todd Mohn, Director, Department of Public Works.

Steve Cohoon, Director, Department of Planning & Zoning

Finding of Consistency with the 2010 Comprehensive Plan.

Favorable Recommendation to the Queen Anne’s County Commissioners.

10:00 A.M.

PROJECTS:

MAJOR SITE PLAN # 06-14-04-0006

Blue Fin, LLC

Carville Price Rd., Centreville

Proposing 3 storage warehouses totaling 31,856 sq. ft. with areas for outdoor storage and display.

Requesting Major Site Plan Approval

DMS & Associates

J. Steven Cohoon, Director

Major Site Plan approval granted with conditions.

MINOR SITE PLAN # 05-14-01-0005-C

Two Farms, Inc. (Royal Farms @ Holly's Restaurant)
Jackson Creek Rd. & Saddler Service Rd., Grasonville

Proposing to construct a 5,379 sq. ft. convenience store and 7 pumps with 14 fueling stations

Requesting a Reduction of the 300' Shore Buffer under 18:1-67.B(3) and
Minor Site Plan Approval

DMS & Associates, LLC

Holly A. Tompkins, Senior Planner

300' Shore Buffer Reduction approval granted.

Minor Site Plan approval granted with conditions.

MISCELLANEOUS STAFF ITEMS

Overview of County Owned Farmland and Parks

Postponed to September Planning Commission Meeting.

PUBLIC COMMENTS – None.

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