

**Town of Queenstown
Town and Planning Commission Work Session Minutes**

February 6, 2019

A work session meeting of the Queenstown Town and Planning Commissioners was held Wednesday evening February 6, 2019.

Present were Town Commissioners Tom Willis – President, Hogie Schuster, Al Hardee, Planning Commissioners Philip Snyder- Chair, Matt Reno- Vice Chair, Paul Cain, Loretta Hohmann, Secretary, and Town Planner Peter Johnston.

MEETING CALLED TO ORDER

Accordingly, Phil Snyder brought the meeting to order at 6:34 p.m.

Mr. Pete Robertson requested 5 minutes at the beginning of the meeting to address the Wheatland property.

- Community people and likeminded friends are looking to downsize to assisted living. Some friends 4 year waiting list
- If folks downsize – it could be disrupting friendships and relationships- Wheatland farm good area for assisted living.
 - o Decrease pressure of millennials commute
 - o Prime outlets to support
 - o 55 and over communities are built to allow downsize
 - o Placing restaurants may kill this opportunity
 - o Assisted living close to Emergency Center
 - o Pete requested that the Commissioners take these items into consideration

Joint discussion of proposed zoning map

- Mr. Al Hardee addressed Planning Commissioners on what would happen on the Birney property with the proposed new zoning maps. Mr. Hardee presented the following information based on the Public Meeting that was held two weeks prior:
 - o Community felt why map changes now
 - o Several years ago, discussion of removing golf course and putting in a community
 - o Community upset with building/develop if Birney can develop property
 - o Is the shoreline protected?
- Mr. Phil Snyder provided response:
 - No changes for the Birney property – nothing about any major development
 - The process began with alternative discussions when golf interests fell several years ago

- Changes to the process was due to a Masterplan- to streamline the process
- Anything outside of the designated build area would have to take into consideration the rookery and conservations area.
- Concept is to put one process in place. The Town Commissioners have absolute control over what happens to property
- If you look at what is the process for growth allocation that has to go over in detail, 3 pages worth. This is to set the stage to fulfil the development should any type of development come along.
- Protection of shoreline, habitat, water quality is in place.
- Mr. Tom Willis- was brought up the fact that the 3 Town Commissioners could turn down anything that they don't like.
- Ms. Jo Cunningham wished to address 2 things that were discussed in Public session
 - 1. The zoning period is inconsistent with comprehensive plan and that NO development should be established
 - 2. Comprehensive plan- that this was a community effort and a working group. 20-30 people put plan together and nothing should be overlooked
 - If the golf course goes out, the town is giving up the leverage of one process, doesn't align with the growth allocation
 - Making it easy to turn over our power to the golf course owners
 - Why decide to put these 2 steps together – and forget about the people of QT that did not want this?

Mr. Snyder addressed the above items:

Comprehensive plan is required to be updated every 10 years.

The one done long ago by 30 people prevented us from doing any development in the annexed Wheatland property. The comprehensive plan that Ms. Cunningham is referring to is no longer in place. This (the Comprehensive Plan) is a living document and must be changed every 10 years.

- Townhouses are not permitted due to critical area's and trust the Planning Commissioners and Town Commissioners are good stewards of future planning.
- Without the rezoning (light green area referred to on the map) the golf course owner could not put the cottages in place.
- Mr. Birney gave the following information along with Mr. Phil Snyder
 - Growth allocation- critical law adopted in 80's is a resource
 - Limited and intensely developed- mapped based on characteristics of the area
 - This was all put into a resource conservations area- area referred to on map is the front of golf course along 301
 - Limited allows 3.5 dwell per acre

- In area zoned RCA, no commercial or industrial building
- In LDL- limited commercial and residential
- Change ongoing into light green zoning is QRD it gives it the zoning; the new zoning maps still gives the resource category until the Town Commissioners change it from a different zone
- To make that change from resource to limited there must be a process, public hearing and critical area commission, and detailed environmental assessment on critical area and evaluated.
- In limited area, limitations on clearing has to be replaced 1:1 and other stipulations.
- Also, coverage limit, no more than 15% on site

Mr. Al Hardee - growth allocation is not what we can get it is what we are given, we have 30-40 acres. Process in 20 years will be the same unless the state of Maryland changes it.

Mr. Birney commented -47 years coming to the Town of Queenstown Commissioners, he stated, that there are no guarantees in life, however, we have built the golf course and keep it attractive and intact and provide access to the community. Thousands of people have the opportunity to see the beauty of the land.

- Originally built 36 holes, many other courses have gone away.
- We are always thinking of a way of preserving the integrity of property.
- His heart is in the prop and does not expect it to change.
- He has been given an opportunity to preserve majority of it and what Queenstown harbor represents.
- Lots of ideas, none have come to fruition.
- We now have water and sewer and pay taxes on.
- Down the road if we have opportunity to build it goes through Town Commissioners and Planning Commissioners and state of Maryland.
- We are running this as a business
- Hopes the town people know that the Town Commissioners and Planning Commissioners know they would not build something town does not want and that would be in the towns and states best interest.
- Assume not always everything stays the same.
- Pressure is on the town and what is coming for growth.
- He encourages the town to get ahead and lay ground work to exist.

Ms. Pat Bowell gave a summary of what town used to be like and how it developed to now and major conservation on the property.

Mr. David Sutherland - Kevin Dey property has been rezoned to highway commercial, once new zoning map adopted- He pointed out the following issues on the property:

- Standing water loss of trees, considerable frontage acreage – potentially a social justice issue.
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Mr. Tom Willis stated the issue is the problem with the state highway and the drainage. The state has been addressed numerous times about the issue and will not do anything

about it. If commercial was there, perhaps the state would fix the issue. If the property were to stay residential - the zoning has to allow a reasonable use of property. There is no use of property under residential. A zoning ordinance is to protect health and welfare of community. It is not legal to not rezone it if the neighbors do not want it.

Mr. Dey, has been pursuing this for years. The Planning Commissioners voted that there was no residential use of it and in fairness to prop owner it was rezoned to commercial.

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,



Loretta Hohmann

Secretary – Planning Commission