

Talbot County Planning Commission Final Decision Summary

Wednesday, April 20, 2022 at 9:00 a.m. Talbot County Community Center, Wye Oak Room 10028 Ocean Gateway, Easton, Maryland 21601

Archived audio and video stream of the meeting is available at:

<u>Talbot County Meeting Videos - Talbot County, Maryland</u> (talbotcountymd.gov)

16 Attendance:

17	<u>Commission Members:</u>	25	Staff:
18	Phillip "Chip" Councell, Chairman	26	Miguel Salinas, Planning Officer
19	Michael Strannahan, Vice Chairman	27	Brennan Tarleton. Assistant Planning Officer
20	Paul Spies	28	Elisa Deflaux, Planner II
21	Lisa Ghezzi	29	Lance Young, Planning Commission Counsel
22	William Boicourt	30	Mike Mertaugh, Assistant County Engineer
23		31	Ray Clarke, County Engineer

1. Call to Order—Commissioner Councell called the meeting to order at 9:00 am.

2. Decision Summary Review—

March 2, 2022- The Commission Ghezzi noted the following correction to the draft decision summary:

- a. Lines-55-77: The sequence of the meeting was changed. Lines -55-71 starting with "3. Old Business..." should move to Line 223
- b. Before lines 66-71: Commissioner Ghezzi recommends that a summary of the Planning Officer's recommendation be included before this section noting the Motion and Vote.
- c. Additionally, before lines 66-71 and after summary of the Planning Officer's recommendation noted in the bullet pint above: Chair Coucnell (recording at hour:minute:second 2:49:00 asked that a summary of all the comments and concerns re Resolution 313 just discussed by all five of Planning Commissioners be included.
- d. Line 79- insert "4 New Business"
- e. Line 80- change "b" to "a"
- f. Line 97- for clarification requested by Chairman Councell, replace "it was" with "the Special Exception is".
- g. Line 128- change "c" to "b"
- h. Line 172- change "d" to "c"

- i. Line 182- change "e" to "d"
- j. Line 224- change "4" to "5"
- k. Lines 224-227- Correction- Commissioner Ghezzi moved that the Planning Commission make a recommendation to the County Council to withdraw Resolution 308; in effort to move forward for all parties involved that hopefully there is a compromise to be reached or at least to be discussed moving forward as suggested by Resolution 313 as amended. Commissioner Strannahan seconded the motion

Commissioner Boicourt moved to approve the March 2, 2022 Decision Summary with amendments. Commissioner Ghezzi seconded the motion.

Vote5-0FOR:0- Councell, Strannahan, Boicourt, Ghezzi, SpiesAGAINST:0ABSTAIN:0ABSENT:0

Staff will to work with Commissioner Ghezzi on amendments.

3. Old Business— None

4. New Business

a. Applicant: Extreme Enterprises, LLC

File No.: Appeal # 21-1721

Agent: Ryan Showalter, MDSW

Request: Recommendation to the Board of Appeals for a Special Exception

to permit a Product Recycling use on the property.

Location: 7140 Barkers Landing Rd, Easton, MD 21601

Zoning: Map 43, Grid 10, Parcel 74; Zone: AC

Recommendation to the Board of Appeals for a Special Exception – The applicant is seeking a recommendation from the Planning Commission to the Board of Appeals for Special Exception approval to operate a repurposing facility on a 10.88-acre portion of the 90.233 acre parcel owned by Extreme Enterprises, LLC and is currently being used for a mining operation and off road outdoor recreation uses. The applicant intends to use 8.65 acres on the east side of the parcel for product recycling and stockpiling of materials and share the 2.23-acre entry access with the mining operation and the off-road outdoor recreation use. The applicant intends to construct an open sided 80' x 200' pole building for material storage.

Staff Presentation:

Elisa Deflaux, Planner II

Applicant Presentation:

100		•	
100	•		Operator Extreme Enterprises
101	•		allister, Detar Showalter & Walker (MDSW)
102	Sean Callahar	n, Lane	Engineering
103			
104	Public Comn	nent—]	None
105			
106	Commission	er Boico	ourt moved that the Planning Commission make a favorable
107	recommenda	tion to	the Board of Appeals for approval of the Special Exception #
108	21-1721 for H	Extreme	Enterprises, LLC, subject to the staff conditions.
109	Commission	er Stran	nnahan seconded the motion. The motion carried unanimously.
110			
111	Vote		<u>5-0</u>
112	FOR:		0- Councell, Strannahan, Boicourt, Ghezzi, Spies
113	AGAI	NST:	0
114	ABST	'AIN:	0
115	ABSE	ENT:	0
116			
117	b. Applic	cant:	Talbot County
118	File No	o.:	Resolution 315
119	Reque	est:	Consideration of consistency with the Talbot County
120	•		Comprehensive Plan
121	Projec	ct:	CWSP Amendment - Town of Easton's Glebe Wastewater
122	,		Treatment Plant: A resolution to amend the Talbot County
123			Comprehensive Water and Sewer Plan for the purpose of adding or
124			modifying the Talbot County Capital Project for Fiscal Years 2023
125			and 2024 to add a new capital project in the amount of \$8.6 million
126			for the purpose of replacing the Town of Easton's Glebe Water
127			Treatment Plant with upgraded technology
128			Troublent Fluit with applicate teemiology
129	Property own	er Talbo	ot County, (applicants) filed a request for an Amendment to the
130			rehensive Water and Sewer Plan for the purpose of adding or
131		-	County Capital Projects for Fiscal Years 2023 and 2024 to add new
132			amount of \$8.6 million for the purpose of replacing the Town of
133			r Treatment Plant with upgraded technology.
134	Zuston s Gree	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Troublent rune with upgruded teemieregy.
135	Staff Present	tation: F	Ray Clarke, County Engineer
136	20022 2 2 00022		Brennan Tarleton. Assistant Planning Officer
137		•	Turioum Tissisum Tuming Officer
138	Public Comn	nent—N	None
139	1 40114 6 61111		, 0.1.0
140	Commissione	er Spies	s moved that the Planning Commission certify Resolution 315 to
141		_	ne 2016 Talbot Comprehensive Plan and the seven relevant
142			ance with Environment Article § 9-506 (a) (1) of the Maryland
143			ommissioner Boicourt seconded the motion.
144		J	
145	Vote		5-0
	. 5.50		

146	FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
147	AGAINST:	0
148	ABSTAIN:	0
149	ABSENT:	0
150		
151	c. Applicant:	Talbot County
152	File No.:	Resolution 316
153	Request:	Consideration of consistency with the Talbot County
154	•	Comprehensive Plan
155	Project:	CWSP Amendment - Force Main and Vacuum Sensors: A
156		resolution to amend the Talbot County Comprehensive Water and
157		Sewer Plan for the purpose of adding or modifying the Talbot
158		County Capital Projects for Fiscal years 2023 and 2024 to add a
159		new capital project in the amount of \$800,000 for force main
160		pressure sensors and vacuum sensors for the Region I – Unionville,
161		Tunis Mills, and Copperville, Region II – Royal Oak, Newcomb,
162		and Bellevue and Region II – Martinghman Sewer Service Areas
163		
164	- ·	ot County, (applicants) filed a request for an Amendment to the
165		orehensive Water and Sewer Plan (CWSP) for the purpose of adding
166		bot County Capital Projects for Fiscal Years 2023 and 2024 to add a
167		the amount of \$800,000 for force main pressure sensors and
168		he Region I - Unionville, Tunis Mills, and Copperville, Region II -
169	Royal Oak, Newcom	b, and Bellevue and Region II - Martingham Sewer Service Areas.
170	a	
171		Ray Clarke, County Engineer
172		Brennan Tarleton. Assistant Planning Officer
173		
174	Public Comment—	None
175	0 0	
176		cell stated for the Record: The Public Works Advisory Board
177	reviewed and recomm	nended the County Council adopt Resolution 316
178	C	
179	_	s moved that the Planning Commission certify Resolution 316 to
180		he 2016 Talbot Comprehensive Plan and the seven relevant
181		ance with Environment Article § 9-506 (a) (1) of the Maryland
182	Annotated Code. C	ommissioner Strannahan seconded the motion.
183 184	Voto	5-0
185	<u>Vote</u> FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
186	AGAINST:	0- Counceri, Strannanan, Bolcourt, Gnezzi, Spies
187	ABSTAIN:	0
188	ABSENT:	0
189	ADDLINI.	
190	d. Applicant:	Talbot County
191	File No.:	Resolution 317
1/1	i iic ivo	Resolution 31 /

192 Request: Consideration of consistency with the Talbot County 193 Comprehensive Plan 194 CWSP Amendment - Region II Emergency Generator: A **Project:** resolution to amend the Talbot County Comprehensive Water and 195 Sewer Plan for the purpose of adding or modifying the Talbot 196 197 County Capital Project for Fiscal Years 2023 and 2024 to add a 198 new capital project in the amount of \$360,000 for a new 199 emergency generator for the region II – Martingham sewer service 200 area and Martingham water system 201 202 Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding 203 204 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$360,000 for a new emergency generator for the 205 206 Region II – Martingham sewer service area and Martingham water system. 207 208 Staff Presentation: Ray Clarke, County Engineer 209 210 **Public Comment-None** 211 212 Commissioner Strannahan moved that the Planning Commission certify Resolution 317 to be consistent with the 2016 Talbot Comprehensive Plan and the seven 213 214 relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Boicourt seconded the motion. 215 216 217 Vote 5-0 218 FOR: 0- Councell, Strannahan, Boicourt, Ghezzi, Spies 219 AGAINST: 0 220 ABSTAIN: 0 0 221 ABSENT: 222 223 *Please note that sequence of the meeting was changed and 4e was heard after 4f* 224 225 e. Applicant: **Talbot County** 226 File No.: Resolution 318 Consideration of consistency with the Talbot County 227 Request: 228 Comprehensive Plan 229 **Project:** CWSP Amendment - Elimination of Septic Systems - Bar Neck 230 and Fairbank: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or 231 232 modifying the Talbot County Capital Project for Fiscal Years 2023 233 and 2024 to add a new capital project in the amount of \$2.190 234 million to eliminate septic systems in the villages of Bar Neck and 235 Fairbank by extending sewer service from the Region V

(Tilghman) wastewater system

236

237

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$2.19 million to eliminate septic systems in the villages of Bar Neck and Fairbank by extending sewer service from the Region V (Tilghman) wastewater system. Staff Presentation: Ray Clarke, County Engineer

Public Comment— Bill Anderson, Public Works Advisory Board

Commissioner Spies moved that the Planning Commission certify Resolution 318 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion.

Vote 5-0
FOR: 0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

Please note that sequence of the meeting was changed and 4e was heard after 4f

f.

Applicant: Talbot County **File No.:** Resolution 319

Request: Consideration of consistency with the Talbot County

Comprehensive Plan

Project: CWSP Amendment - Region V ENR Upgrades and Elimination of

Septic Systems: A resolution to amend the Talbot County

Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$43,688,300 for the Region V (Tilghman) wastewater system Enhanced Nutrient Removal (ENR) upgrades and eliminating septic systems in and around the villages of Sherwood, Wittman, McDaniel, and Claiborne by extending sewer from the Region V

(Tilghman) wastewater system

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$43,688,300 for the Region V (Tilghman) wastewater system Enhanced Nutrient Removal (ENR) upgrades and eliminating septic systems in and around the villages of Sherwood,

284	Wittma	ın, McD	Daniel, and Claiborne by extending sewer from the Region V
285			stewater system
286	` &	,	·
287	Staff Presenta	tion: R	ay Clarke, County Engineer
288			
289	Public Comm	ent— E	Bill Anderson, Public Works Advisory Board
290			, , , , , , , , , , , , , , , , , , ,
291	Commissione	r Boico	urt moved that the Planning Commission certify Resolution 319
292			the 2016 Talbot Comprehensive Plan and the seven relevant
293			ance with Environment Article § 9-506 (a) (1) of the Maryland
294			ommissioner Spies seconded the motion.
295	1222000000		
296	Vote		5-0
297	FOR:		0- Councell, Strannahan, Boicourt, Ghezzi, Spies
298	AGAIN		0
299	ABSTA		0
300	ABSEN		0
301			
302	g. Applica	nt:	Talbot County
303	File No		Resolution 320
304	Reques		Consideration of consistency with the Talbot County
305	Heques		Comprehensive Plan
306	Project		CWSP Amendment - Region I Grinder Pumps: A resolution to
307	rioject	••	amend the Talbot County Comprehensive Water and Sewer Plan to
308			add or modify the Talbot County Capital Project for Fiscal Years
309			2023 and 2024 to add a new capital project in the amount of
310			\$800,000 for individual grinder pumps in the region I (Unionville,
311			Tunis Mills, Copperville) sewer service area
312			Tums wins, copper vine, sewer service area
313	Property owne	r Talboi	t County, (applicants) filed a request for an Amendment to the
314	± •		ehensive Water and Sewer Plan (CWSP) for the purpose of adding
315	•	-	ot County Capital Projects for Fiscal Years 2023 and 2024 to add a
316			the amount of \$800,000 for individual grinder pumps in the Region
317		J	fills, Copperville) sewer service area.
318	i (Omonvine,	i uilis iv.	mis, copper vine) sewer service area.
319	Staff Presenta	tion: R	ay Clarke, County Engineer
320	Starr Freschta	ition. It	ay Clarke, County Engineer
321			
322	Public Comm	ent—N	one
323	Tubic Comm	CIIC IV	one
324	Commissioner	r Stran	nahan moved that the Planning Commission certify Resolution
325			with the 2016 Talbot Comprehensive Plan and the seven
326			a accordance with Environment Article § 9-506 (a) (1) of the
327			Code. Commissioner Spies seconded the motion.
328	Mai ylanu An	mulateu	Code. Commissioner spies seconded the modon.
329	Vote		5-0
341	VOLE		<u>J-U</u>

330	FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
331	AGAINST:	0
332	ABSTAIN:	0
333	ABSENT:	0
334		
335	h. Applicant:	Talbot County
336	File No.:	Resolution 321
337	Request:	Consideration of consistency with the Talbot County
338		Comprehensive Plan
339	Project:	CWSP Amendment - Region V Sewer Collection System
340	. rojecti	Improvements: A resolution to amend the Talbot County
341		Comprehensive Water and Sewer Plan for the purpose of adding or
342		modifying the Talbot County Capital Project for Fiscal Years 2023
343		and 2024 for the purpose of adding a new capital project in the
344		amount of \$1.5 million for sewer collection system improvements
345		for the Region V (Tilghman) sanitary district
346		Tor the Region V (Tingillian) saintary district
347	Property owner Talb	ot County, (applicants) filed a request for an Amendment to the
348		orehensive Water and Sewer Plan (CWSP) for the purpose of adding
349	• •	bot County Capital Projects for Fiscal Years 2023 and 2024 to add a
350	• •	the amount of \$1.5 million for sewer collection system
351	1 1 0	e Region V (Tilghman) sanitary district.
352	improvements for the	Tregrom + (Trigilman) summary districts
353	Staff Presentation:	Ray Clarke, County Engineer
354		- my - control, - control, - mg
355		
356	Public Comment—	None
357		
358	Commissioner Spies	s moved that the Planning Commission certify Resolution 321 to
359	_	he 2016 Talbot Comprehensive Plan and the seven relevant
360		ance with Environment Article § 9-506 (a) (1) of the Maryland
361		Commissioner Boicourt seconded the motion
362		
363	Vote	5-0
364	FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
365	AGAINST:	0
366	ABSTAIN:	0
367	ABSENT:	0
368		
369		
370		
371	i. Applicant:	Talbot County
372	File No.:	Resolution 322
373	Request:	Consideration of consistency with the Talbot County
374	•	Comprehensive Plan
-		1

CWSP Amendment – Kemp: A resolution to amend the Talbot
County Comprehensive Water and Sewer Plan for the purpose of
reclassifying and remapping certain real property located on
Unionville Road, Easton, Maryland, shown on Tax Map 24, as
Parcel 129, from Unprogrammed to "S-1" Immediate Priority
Status
Status

Property owner Robert L. Kemp, Jr. and Richard C. Kemp, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan for a change of Priority Status to reclassify and remap certain real property shown on Tax Map 24 as Parcel 129. This change is proposed to be from un-programmed to an "S-1" immediate priority status. The property is currently undeveloped. The County Engineer confirmed the feasibility of public sewer extension and requested the Office of Law to prepare a Resolution for the County Council's consideration of introduction. The Resolution states that the connection to public sewer will not increase the number of allocations for public sewer and as a result of the reallocation of the sewer connection from Map 24, Parcel 118, Lot 11A to Map 24, Parcel 129. Sewer service for the property will be provided from the Region II Wastewater Treatment Plant in St. Michaels with an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer capacity with a peak flow limited to two hundred fifty (250) gallons per day per EDU.

Staff Presentation: Ray Clarke, County Engineer

Public Comment—None

Commissioner Spies moved that the Planning Commission certify Resolution 322 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Boicourt seconded the motion

Vote	5-0
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

j. Applicant: Talbot County (Postponed by Applicant)

File No.: Resolution 323

Request: Consideration of consistency with the Talbot County

Comprehensive Plan

Project: CWSP Amendment - Kirkham Station: A resolution to amend the

Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located on St. Michaels Road (Maryland Route 33), Easton, Maryland and shown on Tax Map 33 as Parcels 38 and 105 from

Unprogrammed to "S-1" Immediate Priority Status

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421		
422	k. Applicant:	Talbot County
423	File No.:	Resolution 324
424	Request:	Consideration of consistency with the Talbot County
425		Comprehensive Plan
426	Project:	CWSP Amendment - Stevenson and McEachern: A resolution to
427	i i ojedi.	amend the Talbot County Comprehensive Water and Sewer Plan
428		for the purpose of reclassifying and remapping certain real
429		property located at 26491 Royal Oak Road (Maryland Route 329),
430		Royal Oak, Maryland and shown on Tax Map 41 as Parcel 156 and
431		certain real property located on Royal Oak Road (Maryland Route
432		329), Royal Oak, Maryland and shown on Tax Map 41 as Parcel
433		233, Lot 1 from Unprogrammed to "S-1" Immediate Priority Status
434		255, 260 Them emprogrammed to 8 Thimmediate Themy Status
435	Applicants and prope	erty owners, Jimmy F. McEachern (P. 156) and Thomas H.
436		33, Lot 1), filed a request for an Amendment to the Talbot County
437	,	er and Sewer Plan for a change of Priority Status to reclassify and
438	*	operties located at 26491 Royal Oak Road, Easton, Maryland, 21601
439		t 1 to the southeast of 26491 Royal Oak Road. The parcels are
440	<u> -</u>	1 as Parcel 156 and 233, respectively. Parcel 156 consists of 2.473
441	-	consists of 3.84 acres. This change is proposed to be from un-
442		-1" immediate priority status. The property, 26491 Royal Oak Road
443		an on-site sewage disposal system. The County Engineer
444		lity of public sewer extension and requested the Office of Law to
445		for the County Council's consideration of introduction. The
446		the connection to public sewer provides a long-term solution to
447		iture failures on the current system for Map 41, Parcel 156. Sewer
448	-	rties will be served from the Region II Wastewater Treatment Plant
449		an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer
450		uest with a peak flow limited to two hundred fifty (250) gallons per
451	day per EDU for each	
452		
453	Staff Presentation: 1	Brennan Tarleton. Assistant Planning Officer
454		6
455	Public Comment—I	Leslie Stevenson, property owner
456		, r . r . y
457	Commissioner Spies	s moved that the Planning Commission certify Resolution 324 to
458	-	ne 2016 Talbot Comprehensive Plan and the seven relevant
459		ance with Environment Article § 9-506 (a) (1) of the Maryland
460		ommissioner Strannahan seconded the motion.
461		
462	Vote	4-1
463	FOR:	0- Councell, Strannahan, Ghezzi, Spies
464	AGAINST:	0
1.65	ADCEADI	1 D :

1- Boicourt

0

ABSTAIN: ABSENT:

465

466

467 468 I. Applicant: **Talbot County** File No.: 469 Resolution 325 470 Request: Consideration of consistency with the Talbot County 471 Comprehensive Plan 472 **Project:** CWSP Amendment – Stockhausen: A resolution to amend the 473 Talbot County Comprehensive Water and Sewer Plan for the 474 purpose of reclassifying and remapping certain real property 475 located at 26383 Royal Oak Road (Maryland Route 329), Easton, 476 Maryland and shown on Tax Map 41 as Parcel 214 from 477 Unprogrammed to "S-1" Immediate Priority Status 478 479 Property owner Lawrence C. and Carole R. Stockhausen, (applicants) filed a 480 request for an Amendment to the Talbot County Comprehensive Water and Sewer 481 Plan for a change of Priority Status to reclassify and remap certain real property 482 located at 26383 Royal Oak Road, Easton, Maryland, 21601 and shown on Tax 483 Map 41 as Parcel 214. This property is 19.82 acres +/-. This change is proposed to be from un-programmed to an "S-1" immediate priority status. The property was 484 485 served by an on-site sewage disposal system, until the residence was demolished 486 in March 2022. The Stockhausen's intend to build a new residence on the property. The County Engineer confirmed the feasibility of public sewer 487 xtension and requested the Office of Law to prepare a Resolution for the County 488 489 Council's consideration of introduction. The Resolution states that the connection 490 to public sewer provides a long-term solution to address anticipated future failures 491 of a septic system. Sewer service for the property will be served from the Region 492 II Wastewater Treatment Plant in St. Michael's with an allocation of one (1) 493 Equivalent Dwelling Unit (EDU) of sewer capacity with a peak flow limited to 494 two hundred fifty (250) gallons per day per EDU 495 496

Staff Presentation: Brennan Tarleton. Assistant Planning Officer

Public Comment— None

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Commissioner Spies moved that the Planning Commission certify Resolution 325 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Boicourt seconded the motion.

Vote FOR: 0- Councell, Strannahan, Ghezzi, Spies, Boicourt AGAINST: 0 **ABSTAIN:** 0 0 ABSENT:

Please note that sequence of the meeting was changed and 4P was heard after 4M

513	m. Applicant:	Talbot County
514	File No.:	Resolution 326
515	Request:	Consideration of consistency with the Talbot County
516		Comprehensive Plan
517	Project:	CWSP Amendment - Preserve at Wye Mills Wastewater Treatment
518		Plant: A resolution to amend the Talbot County Comprehensive
519		Water and Sewer Plan to authorize Talbot County, Maryland's
520		acquisition of the wastewater treatment plant serving the Preserve
521		at Wye Mills with the wastewater treatment plant being located at
522		Rustling Oaks Drive, Wye Mills, Maryland 21679, described as
523		Tax Map 01, Parcel 98.
524		
525	± •	bot County, (applicants) filed a request for an Amendment to the
526	Talbot County Com	prehensive Water and Sewer Plan (CWSP) to authorize Talbot
527	County, Maryland's	s acquisition of the wastewater treatment plant serving the Preserve at
528	Wye Mills with the	wastewater treatment plant being located at Rustling Oaks Drive,
529	Wye Mills, Marylar	nd 21679, described as Tax Map 01, Parcel 98.
530		
531	Staff Presentation:	Brennan Tarleton. Assistant Planning Officer
532		Ray Clarke, County Engineer
533		
534	Public Comment—	- None
535		
536	Commissioner Spi	es moved that the Planning Commission certify Resolution 326 to
	Commissioner Spi	es moved that the Hammig Commission Certify Resolution 320 to
537	_	the 2016 Talbot Comprehensive Plan and the seven relevant
537 538	be consistent with	·
	be consistent with standards in accor	the 2016 Talbot Comprehensive Plan and the seven relevant
538	be consistent with standards in accor	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland
538 539	be consistent with standards in accor	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland
538 539 540	be consistent with standards in accor Annotated Code.	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion.
538 539 540 541	be consistent with standards in accor Annotated Code.	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1
538 539 540 541 542	be consistent with standards in accor Annotated Code. Vote FOR:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt
538 539 540 541 542 543	be consistent with standards in accor Annotated Code. (Vote FOR: AGAINST:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0
538 539 540 541 542 543	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell
538 539 540 541 542 543 544 545	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell
538 539 540 541 542 543 544 545 546	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0
538 539 540 541 542 543 544 545 546 547	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0 Talbot County Resolution 327
538 539 540 541 542 543 544 545 546 547	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0 Talbot County Resolution 327 Consideration of consistency with the Talbot County
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538 539 540 541 542 543 544 545 546 547 548 549 550 551	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.: Request:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0 Talbot County Resolution 327 Consideration of consistency with the Talbot County Comprehensive Plan CWSP Amendment - Lakeside - Wastewater Treatment - Section 1, Phase 1: A resolution to amend the Talbot County
538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.: Request:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0 Talbot County Resolution 327 Consideration of consistency with the Talbot County Comprehensive Plan CWSP Amendment - Lakeside - Wastewater Treatment - Section 1, Phase 1: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purposes of
538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.: Request:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0 Talbot County Resolution 327 Consideration of consistency with the Talbot County Comprehensive Plan CWSP Amendment - Lakeside - Wastewater Treatment - Section 1, Phase 1: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purposes of providing that start-up wastewater treatment for Phase 1, Section 1
538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.: Request:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 1- Councell Talbot County Resolution 327 Consideration of consistency with the Talbot County Comprehensive Plan CWSP Amendment - Lakeside - Wastewater Treatment - Section 1, Phase 1: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purposes of providing that start-up wastewater treatment for Phase 1, Section 1 of the Lakeside Project and its treated effluent shall at least meet
538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.: Request:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 0 1- Councell 0 Talbot County Resolution 327 Consideration of consistency with the Talbot County Comprehensive Plan CWSP Amendment - Lakeside - Wastewater Treatment - Section 1, Phase 1: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purposes of providing that start-up wastewater treatment for Phase 1, Section 1 of the Lakeside Project and its treated effluent shall at least meet Enhanced Nutrient Removal Standards and further providing that
538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555	be consistent with standards in accor Annotated Code. Vote FOR: AGAINST: ABSTAIN: ABSENT: n. Applicant: File No.: Request:	the 2016 Talbot Comprehensive Plan and the seven relevant dance with Environment Article § 9-506 (a) (1) of the Maryland Commissioner Boicourt seconded the motion. 4-1 0- Strannahan, Ghezzi, Spies, Boicourt 1- Councell Talbot County Resolution 327 Consideration of consistency with the Talbot County Comprehensive Plan CWSP Amendment - Lakeside - Wastewater Treatment - Section 1, Phase 1: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purposes of providing that start-up wastewater treatment for Phase 1, Section 1 of the Lakeside Project and its treated effluent shall at least meet

559 outstanding Maryland Department of the Environment 560 enforcement actions, consent orders, or violations 561 562 Resolution 327 (Resolution), introduced by Council member Price, proposes to amend the Plan regarding the connection of the start-up phase of the Lakeside 563 project to the existing Trappe WWTP. More specifically, the amendment states that 564 the start-up wastewater treatment for the Lakeside Project and its treated effluent 565 566 shall at least meet ENR standards, whether provided by a modular ENR Membrane BIO-Reactor (MBR) WWTP or other technology, capable of operating at the initial 567 568 development flow rates, or by a direct connection to the existing Trappe WWTP. In addition, connection to the existing Trappe WWTP is subject to the existing Trappe 569 570 WWTP not having any outstanding MDE enforcement actions, consents, orders, or 571 violations. 572 573 Staff Presentation: Miguel Salinas, Planning Officer 574 575 **Public Comment**— Ryan Showalter, MDSW 576 577 Commissioner Boicourt moved that the Planning Commission certify Resolution 327 578 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant 579 standards subject to the addition of language at the end of the sentence requiring 580 that the existing Trappe Wastewater system meet Enhanced Nutrient Removal Standards. Commissioner Ghezzi seconded the motion. 581 582 583 Vote 584 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell 585 AGAINST: 586 1- Spies **ABSTAIN:** 587 ABSENT: 0 588 589 o. Applicant: **Talbot County** 590 File No.: Resolution 328 591 Consideration of consistency with the Talbot County Request: 592 Comprehensive Plan 593 Project: CWSP Amendment - Amendment Procedures: A resolution to 594 amend the Talbot County Comprehensive Water and Sewer Plan to 595 revise Chapter Three – Amendment Procedures 596 597 Chapter 3 (Amendment Procedures) of the Plan sets forth the procedures for 598 599 600 601

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amendments. Applications for and amendment for the priority classification of water and sewer service and planning areas and for extension or installation of water and/or sewer utilities are submitted to the controlling authority of the publicly owned treatment works for processing prior to being received for introduction by resolution of the County Council on the first convening legislative day of December, March, June, or September. The Resolution proposes to amend the Plan for the purpose of providing that the application procedures set forth in

may be introduced on any legislative day with the calendar year. Staff Presentation: Ray Clarke, County Engineer Miguel Salinas, Planning Officer Miguel Salinas, Planning Officer Commissioner Spies moved that the Planning Commission certify Resolution 328 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion. Note 5-0 FOR: 0-Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSENT: 0 ABSENT: 0 Please note that sequence of the meeting was changed and 4P was heard after 4M* Please note that sequence of the meeting was changed and 4P was heard after 4M* Please note that sequence of the meeting was changed and the was heard after 4M* Please note that sequence of the meeting was changed and the was heard after 4M* Please note that sequence of the meeting was changed and the was heard after 4M* Please note that sequence of the meeting was changed and the was heard after 4M* Please note that sequence of the meeting was changed and the was heard after 4M* Please note that sequence of the meeting was changed and 4P was heard after 4M* The splicant: Historic Bed-and-Breakfast George Brooks House, Rolles Range Road, St. Michaels, Maryland File No.: C-723 Request: Text Amendment Project: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms a Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts in the Critical Area to utilize existing on-site structures to provide guest rooms. Staff Presentation: Miguel Salinas, Planning Officer Applicant Presentation: William Workman, Owner/ Operator, Geroge Brooks House Brendan Mullaney, MDSW Public Comment— None Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. Commissioner Boicourt seconded th	Staff Presentation: Ray Clarke, County Engineer Miguel Salinas, Planning Officer Miguel Salinas, Planning Officer Miguel Salinas, Planning Officer Miguel Salinas, Planning Officer Commissioner Spies moved that the Planning Commission certify Resolution 32: be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Vote 5-0 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSTAIN: 0 ABSTAIN: 0 ABSTAIN: 0 ABSTAIN: 0 Applicant: Historic Bed-and-Breakfast George Brooks House, Rolles Ran Road, St. Michaels, Maryland File No.: C-723 Request: Text Amendment Project: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts in the Critical Ar to utilize existing on-site structures to provide guest rooms. Staff Presentation: Miguel Salinas, Planning Officer Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. Commissioner Boicourt seconded the motion.	605	Chapter 3 sha	ll not apply to CWSP amendments initiated by the County, which
Staff Presentation: Ray Clarke, County Engineer Miguel Salinas, Planning Officer	Staff Presentation: Ray Clarke, County Engineer Miguel Salinas, Planning Officer Public Comment— None Commissioner Spies moved that the Planning Commission certify Resolution 32: be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Vote 5-0 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSTAIN: 0 ABSENT: 0 Please note that sequence of the meeting was changed and 4P was heard after 4I Please note that sequence of the meeting was changed and 4P was heard after 4I Please note that sequence of the meeting was changed and the text of \$ 190-33.3, Talbot Councy Code, to allow an increase in the number of bedrooms Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts in the Critical Art to utilize existing on-site structures to provide guest rooms. Staff Presentation: William Workman, Owner/ Operator, Geroge Brooks House Brendam Mullaney, MDSW Public Comment— None Commissioner Ghezzi moved that the Planning Commission meeting. Commissioner Boicourt seconded the motion.	606	may be introd	luced on any legislative day with the calendar year.
Miguel Salinas, Planning Officer	Miguel Salinas, Planning Officer Miguel Salinas, Planning Officer Public Comment—None Commissioner Spies moved that the Planning Commission certify Resolution 32: be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Note 5-0 FOR: 0-Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSENT: 0 ABSENT: 0 Please note that sequence of the meeting was changed and 4P was heard after 41 Project: Historic Bed-and-Breakfast George Brooks House, Rolles Ran Road, St. Michaels, Maryland File No.: C-723 Request: Text Amendment Project: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts to refricted At to utilize existing on-site structures to provide guest rooms. Staff Presentation: William Workman, Owner/ Operator, Geroge Brooks Hou Brendan Mullaney, MDSW Public Comment— None Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. Commissioner Boicourt seconded the motion.	607		
Public Comment— None	Public Comment— None	608	Staff Presentation:	Ray Clarke, County Engineer
611 Public Comment— None 612 Commissioner Spies moved that the Planning Commission certify Resolution 328 to 614 be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant 615 standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland 616 Annotated Code. Commissioner Strannahan seconded the motion. 617 618 Vote 5-0 619 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies 620 AGSINST: 0 621 ABSTAIN: 0 622 ABSENT: 0 623 *Please note that sequence of the meeting was changed and 4P was heard after 4M* 625 626 p. Applicant: Historic Bed-and-Breakfast George Brooks House, Rolles Range Road, St. Michaels, Maryland 627 Request: Text Amendment 630 Project: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms a Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts in the Critical Area to utilize existing on-site structures to provide guest rooms. 636 Staff Presentation: William Workman, Owner/ Operator, Geroge Brooks House Brendan Mullaney, MDSW 640 Public Comment— None 641 Commissioner Ghezzi moved that the Planning Commission continue Text 643 Amendment C-723 at the June 1, 2022 Planning Commission meeting. 644 Commissioner Boicourt seconded the motion.	611 Public Comment— None 612 Commissioner Spies moved that the Planning Commission certify Resolution 32: 614 be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant 615 standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla 616 Annotated Code. Commissioner Strannahan seconded the motion. 617 618 Vote	609		Miguel Salinas, Planning Officer
Commissioner Spies moved that the Planning Commission certify Resolution 328 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion. Vote	Commissioner Spies moved that the Planning Commission certify Resolution 32: be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Vote	610		
Commissioner Spies moved that the Planning Commission certify Resolution 328 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion. Vote	Commissioner Spies moved that the Planning Commission certify Resolution 32: be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Vote	611	Public Comment—	None
Commissioner Spies moved that the Planning Commission certify Resolution 328 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion. Vote	Commissioner Spies moved that the Planning Commission certify Resolution 32: be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Vote			
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standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion. Vote	standards in accordance with Environment Article § 9-506 (a) (1) of the Maryla Annotated Code. Commissioner Strannahan seconded the motion. Vote		-	· · · · · · · · · · · · · · · · · · ·
Annotated Code. Commissioner Strannahan seconded the motion. Vote	Annotated Code. Commissioner Strannahan seconded the motion. Vote 5-0 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSTAIN: 0 ABSENT: 0 ABSENT: 0 Please note that sequence of the meeting was changed and 4P was heard after 41 p. Applicant: Historic Bed-and-Breakfast George Brooks House, Rolles Ran Road, St. Michaels, Maryland Road, St. Mich			_
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FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies	618 619 619 619 610 610 620 620 630 631 621 621 622 623 624 626 626 627 626 627 628 629 629 629 629 629 629 620 630 630 631 634 631 632 634 634 635 635 636 636 637 638 638 649 640 640 641 642 Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. 648 646 646 647 648 648 648 648 648 649 648 648 646 647 648 648 648 648 648 648 648 648 648 648			V
FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSTAIN: 0 ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that 5 equence of the meeting was changed and 4P was heard after 4M* *Please note that 5 equence of the meeting was changed and 4P was heard after 4M* *Please note that 5 equence of the meeting was changed and 4P was heard after 4M* *Please note 14 equence of the meeting was changed and 4P was heard after 4M* *Please note 14 equence of the meeting was changed and 4P was heard after 4M* *Please note 14 equence of the 4M* *Please note 14 equence of the meeting was changed and 4P was changed a	FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSTAIN: 0 ABSTAIN: 0 ABSENT: 0 622 ABSENT: 0 623 624 *Please note that sequence of the meeting was changed and 4P was heard after 4I 625 626 627 628 File No.: C-723 629 Request: Text Amendment 630 Project: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms 632 Bed-and-Breakfast is permitted to have. The text amendment 633 would also allow historic Bed-and-Breakfasts in the Critical Ai 634 to utilize existing on-site structures to provide guest rooms. 635 636 Staff Presentation: Miguel Salinas, Planning Officer 637 638 Applicant Presentation: William Workman, Owner/ Operator, Geroge Brooks Hou 639 Brendan Mullaney, MDSW Public Comment— None Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. Commissioner Boicourt seconded the motion. Vote 5-0 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies 648 AGAINST: 0 ABSTAIN: 0		Vote	5-0
AGAINST: 0 ABSTAIN: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that sequence of the meeting was changed and 4P was heard after 4M* *Please note that the meeting was changed and 4P was heard after 4M* *Please note that the Massach and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.3, Talbot County Albane and the text of § 190-33.	AGAINST: 0 ABSTAIN: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 Applicant: Historic Bed-and-Breakfast George Brooks House, Rolles Ran Road, St. Michaels, Maryland File No.: C-723 Request: Text Amendment Applicant: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts in the Critical Atto utilize existing on-site structures to provide guest rooms. Applicant Presentation: William Workman, Owner/ Operator, Geroge Brooks Hou Brendan Mullaney, MDSW Public Comment— None Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. Commissioner Boicourt seconded the motion. Vote 5-0 FOR: 0-Strannahan, Ghezzi, Boicourt, Councell, Spies AGAINST: 0 ABSTAIN: 0			
621 ABSTAIN: 0 622 ABSENT: 0 623 624 *Please note that sequence of the meeting was changed and 4P was heard after 4M* 625 626 p. Applicant: Historic Bed-and-Breakfast George Brooks House, Rolles Range 627 Road, St. Michaels, Maryland 628 File No.: C-723 629 Request: Text Amendment 630 Project: The applicant proposes to amend the text of § 190-33.3, Talbot 631 County Code, to allow an increase in the number of bedrooms a 632 Bed-and-Breakfast is permitted to have. The text amendment 634 would also allow historic Bed-and-Breakfasts in the Critical Area 635 to utilize existing on-site structures to provide guest rooms. 636 Staff Presentation: William Workman, Owner/ Operator, Geroge Brooks House 637 Brendan Mullaney, MDSW 640 Public Comment— None 641 642 Commissioner Ghezzi moved that the Planning Commission continue Text 643 Amendment C-723 at the June 1, 2022 Planning Commission meeting. 644 Commissioner Boicourt seconded the motion. 645 646 Vote 5-0 FOR: 0- Strannahan, Ghezzi, Boicourt, Councell, Spies	ABSTAIN: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSENT: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSTAIN: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSTAIN: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSTAIN: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSTAIN: 0 *Please note that sequence of the meeting was changed and 4P was heard after 4I ABSTAIN: 0			, , , , , , <u>,</u>
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648 AGAINST: 0	649 ABSTAIN: 0			· · · · · · · · · · · · · · · · · · ·
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650 ABSENT: 0	650 ABSENT: 0	650	ABSENT:	0

651			
652		q. Applicant:	6670 Cedar Cove, LLC- Postponed
653		File No.:	C-724
654		Request:	Text Amendment
655		Project:	The applicant proposes to add a new land use and definition for
656			"Rural Retreat" to § 190-78, Talbot County Code, permit such use
657			in the RC zoning district (§ 190-25.2.D) and to include
658			performance and parking standards associated with the use (§ 190-
659			29 and § 190-41.3, Table V-6).
660			
661	5.	Discussion Items-	- None
662			
663	6.	Staff Matters— No.	ne
664			
665	7.	Work Sessions—	None
666			
667	8.	Commission Matte	ers —
668			
669			ion is currently on the May 4, 2022 Planning Commission
670			nel Salinas and Brennan Tarleton will not be in attendance for that
671		meeting.	
672			ouncil will be making a decision on the Solar Energy Moratorium.
673		_	s is meeting with the Planning Commission regarding research for
674		the Text Ame	ndment
675	_	A 11	
676	9.	Adjournment-Con	nmissioner Councell adjourned the meeting at 1:45 pm.