1 2 3 4 5 6 7	SEAL OF TATOO WE SEAL OF TATOO WARYLAND.		Talbot County Planning Commission Final Decision Summary Wednesday, December 1, 2021 at 9:00 a.m. Bradley Meeting Room
8			11 N. Washington Street, Easton, Maryland
9 10	A	12 1 21	641
11	Archived aud	aio ana video strear	n of the meeting is available at:
12	Talhot Co	ounty Meeting Video	os - Talbot County, Maryland
13	<u>ruisot et</u>	(talbotcoun	
14		(0010 000 0011	
15	Attendance:		
16			Staff:
17	Phillip "Chip" Councell, Cha		Miguel Salinas, Planning Officer
18	William Boicourt, Vice Chai		Brennan Tarleton. Assistant Planning Officer
19	Michael Strannahan		Chase Phillips, Planner II
20	Lisa Ghezzi	27	, ,
21 22	Paul Spies	28	Mike Mertaugh, Assistant County Engineer
29			
30	1 Call to Order—Cor	mmissioner Councell	called the meeting to order at 9:00 am.
31	i. dan to order con	immissioner councern	canca the meeting to order at 7.00 am.
32	2. Decision Summar	v Review—	
33	November 3, 2021- T	•	eting
34	,		
35	November 3, 2021-W	Vork Session	
36			
37	Commissioner Spies	s moved to approve	the November 3, 2021 Work Session
38	Decision Summary.	<b>Commissioner Boic</b>	court seconded the motion.
39			
40	Vote	<u>5-0</u>	
41	FOR:	5- Councell, Boico	urt, Ghezzi, Spies, Strannahan
42	AGAINST:	0	
43	ABSTAIN:	0	
44	ABSENT:	0	
45	0 0115		
46	3. Old Business— No	one	

4. New Business

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a. Applicant: Mark and Andy Beaven

File No.: 21-1732

**Agent:** Benjamin Beaven

52	Degment	Consist Especial and appropriate and state the first state of the stat	
53	Request:	Special Exception – requesting a special exception to install a	
54 55		grass landing strip for seasonal agricultural use to be able to serve	
55 56	Location:	the local farming operations.	
56 57	Location:	9373 Kingston Landing Road, Easton, Maryland 21601	
57	Zanina	Map 27, Grid 10, Parcel 6	
58 59	Zoning:	AC	
	The applicant is seed	ring approval of a Special Exponetion from the Doord of Appeals to	
60	1 1	king approval of a Special Exception from the Board of Appeals to	
61	install a private air landing strip for agricultural use. A recommendation from the Planning		
62	Commission is requested. Staff recommends a favorable recommendation to the Board of		
63	Appears for approvar	of the Special Exception application with conditions noted below.	
64	CIA CECTO A A C		
65	<b>Staff Presentation:</b>	п	
66	Chase Phillips, Plann	er II	
67			
68	Applicant Presentat		
69	Ben, Mark and Andy	Beaven	
70 71	<b>D</b> 111 G	A.Y.	
71	<b>Public Comment—</b>	None	
72 	~		
73		ourt moved that the Planning Commission make a favorable	
74		the Board of Appeals to approve the Special Exception for	
75		or a private landing strip, subject to staff conditions.	
76	Commissioner Strai	nnahan seconded the motion.	
77			
78	Vote	5-0	
79	FOR:	5- Councell, Boicourt, Ghezzi, Spies, Strannahan	
80	AGAINST:	0	
81	ABSTAIN:	0	
82	ABSENT:	0	
83			
84	b. Applicant:	Coffin	
85	File No.:	M1173	
86	Agent:	Elizabeth Fink, Fink, Whitten & Associates, LLC .	
87	Request:	Preliminary Major Subdivision	
88	Location:	Beaver Dam Rd, Trappe MD 21673	
89		Map 59, Grid, Parcel 11	
90	Zoning:	CP	
91			
92	<b>Staff Presentation:</b>		
93	Chase Phillips, Planner II		
94			
95	<b>Applicant Presentat</b>	tion:	
96	Elizabeth Fink; Fink,	Whitten & Associates, LLC	
97			
00		NT	

Public Comment— None

98

00			
99	<b>C</b>		
100	Commissioner Strannahan moved that the Planning Commission approve # M1173		
101		sion – Preliminary and Final Plan for Coffin Land, LLC subject	
102	to staff conditions.	Commissioner Spies seconded the motion.	
103			
104	Vote	<u>5-0</u>	
105	FOR:	5- Councell, Boicourt, Ghezzi, Spies, Strannahan	
106	AGAINST:	0	
107	ABSTAIN:	0	
108	ABSENT:	0	
109			
110	c. Applicant:	Brennan and Jillian Ellis -Withdrawn	
111	File No.:	MV58	
112	Agent:	Paul M Rogers, Rauch Inc.	
113	Request:	Minor Variance- Construction of deck located in the rear of	
114	•	dwelling	
115	Location:	5853 Irish Creek Rd, Royal Oak, MD 21662	
116		Map 46, Grid 10, Parcel 111	
117	Zoning:	RC	
118			
119	d. Applicant:	Michael Collison	
120	File No.:	MV59	
121	Agent:	Chris Waters, Davis, Bowen & Friedel Inc.	
122	Request:	Minor Variance – Construction of additions to existing dwelling	
123	Location:	7047 Peaneck Rd, St. Michaels MD 21663	
124	Location.	Map 40, Grid 10, Parcel 72	
124	Zoning:	RC	
125	Zonnig.	NO	
120	The applicants souls	accommendation from the Dianning Commission for two additions	
127		recommendation from the Planning Commission for two additions	
		ng. The first addition is a 213-square foot screened porch, and the	
129	second addition is a s	30-square foot bathroom.	
130	C4. CC D		
131	Staff Presentation:		
132	Chase Phillips, Plann	IET II	
133	A 11 (T)		
134	Applicant Presentat		
135	Chris Waters; Davis,	Bowen & Friedel Inc.	
136	<b>5.11</b> G		
137	Public Comment—	None	
138			
139		ezzi moved that the Planning Commission approve Minor	
140	Variance # MV59 for Michael Collision at 7047 Pea Neck Road subject to staff		
141	conditions. Commi	ssioner Boicourt seconded the motion.	
142			
143	Vote	<u>5-0</u>	
144	FOR:	5- Councell, Boicourt, Ghezzi, Spies, Strannahan	

145	
173	AGAINST: 0
146	ABSTAIN: 0
147	ABSENT: 0
	ADSENT: U
148	
149	e. Applicant: Martin Doerfler and Kristin Huckshorn
150	File No.: MV60
151	Agent: Brett, Ewing, Lane Engineering
152	<b>Request</b> : Minor Variance- Construction of expansion to existing structure
153	<b>Location:</b> 6694 Peachblossom Point, Easton, MD 21601
154	Map 41, Grid 18, Parcel 33, Lot 5
155	Zoning: RR
	zomily. Idi
156	
157	The applicants seek recommendation from the Planning Commission for
158	a proposed deck and addition. The proposed deck is approximately 27.5' X 15.8',
159	and the proposed addition is approximately 22' X 5.5'. The deck, at its closest
160	point, will exist 64' from the Mean High Water Line (MHWL), and the addition
	1 /
161	will exist 42 feet from the MHWL.
162	
163	Staff Presentation:
164	Chase Phillips, Planner II
165	Chase I milips, I lamer II
166	Applicant Presentation:
167	Brett Ewing, Lane Engineering
168	
169	Public Comment— None
170	Tuble Comment 110110
171	Commissioner Chazzi moved that the Planning Commission recommand approval of
1/1	Commissioner Ghezzi moved that the Planning Commission recommend approval of
172	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and
172	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and
172 173	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the
172 173 174	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and
172 173 174 175	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.
172 173 174	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the
172 173 174 175	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.
172 173 174 175 176	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion. <u>Vote</u> 5-0
172 173 174 175 176 177 178	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote   5-0     FOR:   5- Councell, Boicourt, Ghezzi, Spies, Strannahan AGAINST:   0   ABSTAIN:   0   ABSENT:   0
172 173 174 175 176 177 178 179 180	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote   5-0     FOR:   5- Councell, Boicourt, Ghezzi, Spies, Strannahan AGAINST:   0   ABSTAIN:   0   ABSENT:   0
172 173 174 175 176 177 178 179 180 181 182 183	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185 186	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote
172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188	Minor Variance # MV60 for Carla Edmonds, on behalf of Martin Doerfler and Kristin Huckshorn, subject to staff conditions. Commissioner Boicourt seconded the motion.    Vote

Letters Received From
Susan Dupont
Monica Otte
Leslie Steen

193194

195 196 Commissioner Spies moved that the Planning Commission recommend to the County Council on Bill No. 1495 to amend Section 190-63.1.A of the Talbot County Code in order to modify the composition of the Talbot County Short-Term Rental Review Board, with the preference that an attorney be appointed, if qualified, as a candidate. Commissioner Strannahan seconded the motion.

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<u>Vote</u> 5-0 FOR: 5- Councell, Boicourt, Ghezzi, Spies, Strannahan

AGAINST: 0 ABSTAIN: 0 ABSENT: 0

204205206

## 5. Discussion Items—

207208

209

Commissioner Ghezzi moved that the Planning Commission close the meeting and go to closed session pursuant to §3-305(b)1 "personnel matters" of the Maryland Open Meetings Act. Commissioner Spies seconded the motion. (10: 05 am.)

210211212

213

214

215

Vote 5-0

FOR: 5- Councell, Boicourt, Ghezzi, Spies, Strannahan

AGAINST: 0 ABSTAIN: 0 ABSENT: 0

216217218

Commissioner Ghezzi moved that the Planning Commission reopen the meeting. Commissioner Strannahan seconded the motion. (10: 37 am.)

219220221

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<u>Vote 5-0</u>

FOR: 5- Councell, Boicourt, Ghezzi, Strannahan, Spies

AGAINST: 0 ABSTAIN: 0 ABSENT: 0

225226227

Commissioner Councell stated that there was no action to be taken at this time

228229

## 6. Staff Matters—

230231

Elections for Chairman and Vice Chairman will be held in January 2022.

232233

## 7. Work Sessions— None

234

- 235 **8. Commission Matters** None
- 236
- **9. Adjournment** Commissioner Councell adjourned the meeting at 10:40 am.