

Talbot County Planning Commission Decision Summary

Wednesday, July 5, 2023 at 9:00 a.m. **Bradley Meeting Room** 11 N. Washington Street, Easton

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Archived audio of the meeting is available at:

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Talbot County Meeting Videos - Talbot County, Maryland (talbotcountymd.gov)

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16 **Attendance:**

17 Commission Members: 24 Staff:

- 18 Michael Strannahan, Vice Chairman 25 Brennan Tarleton, Planning Officer
- 19 William Boicourt 26 Elisa Deflaux, Planning II
- 20 Paul Spies 27 Mike Mertaugh, Assistant County Engineer
- 21 James Corson 28 Rebecca Guay, Commission Attorney 22
 - 29 Andy Meehan, Commission Attorney

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

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2. Decision Summary Review

June 7, 2023 —

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Commissioner Spies moved to approve the June 7, 2023 as presented. Commissioner Corson seconded the motion.

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Vote 4-0

FOR: 4- Strannahan, Corson, Boicourt, Spies

AGAINST: 0 **ABSTAIN:** 0

ABSENT: 1- Councell

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3. Old Business-

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5001 SHR, L.C *POSTPONED* a. Applicant:

File No: **CC-22-1**

Agent(s): Ryan Showalter, MDSW

Brett Ewing, Lane Engineering, LLC.

52 **Request:** The applicant is seeking a recommendation from the Planning to 53 the County Council for the granting of supplemental growth 54 allocation from Talbot County for the purpose of reclassifying 55 approximately 65.977 acres of land located in the Critical Area, 56 designated as Resource Conservation Area to be reclassified as 57 Intensely Developed Area. 58 Location: Oxford Road, Easton, Maryland 59 Tax Map 42, Grid 4, Parcel 57 60 **Zoning:** R-10A 61 62 4. New Business 63 64 Commissioner Strannhan explained there were only four (4) members of the 65 Commission present and that a tie vote is considered a negative vote. Applicants may 66 choose to withdraw their application until the next month without penalty. 67 68 a. Applicant: **Talbot County Resolution:** 69 Consideration of consistency with the Talbot County 70 **Request:** 71 Comprehensive Plan 72 **Project:** A resolution to amend the Talbot County Comprehensive Water 73 and Sewer Plan to reclassify and remap certain real properties 74 located at 24679 Yacht Club Road and 24781 Yacht Club Road, 75 St. Michaels, Maryland, shown on Tax Map 23 as Parcel 98, Lot 1, and Lot 60 respectively, from Unprogrammed to "S-1" Immediate 76 77 **Priority Status** 78 79 **Staff Presentation:** 80 Ray Clark, County Engineer 81 82 **Public Comment:** None 83 84 Commissioner Spies moved that the Planning Commission recommend to the Talbot 85 County Council approval of Resolution 343 to amend the Talbot County Comprehensive Water and Sewer Plan to reclassify and remap certain real 86 87 properties located at 24679 Yacht Club Road and 24781 Yacht Club Road, St. 88 Michaels, Maryland. Commissioner Boicourt seconded the motion. 89 90 Vote FOR: 4- Corson, Strannahan, Boicourt, Spies 91 92 **AGAINST:** 0 93 **ABSTAIN:** 94 1- Councell **ABSENT:**

Lands of Little England, LLC, Tyler R. Willis, & Ann

Marie McManus

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b. Applicant:

98	File No.: REV-23-9
99	Agent: Blair Armes, Andrews Land Surveying
100	Request: Major Revision Plat – Sketch Plan
101	Location: 6141 Old Trappe Rd, Trappe MD 21673
102	Tax Map 48, Parcel 18
103	Zoning: AC
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105	Staff Presentation:
106	Elisa Deflaux, Planner II
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108	Applicant Presentation:
109	Ann Marie McManus
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111	Public Comment: None
	rubiic Comment: None
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113	Commissioner Boicourt moved that the Planning Commission recommend approval
114	of Major Revision Plan – REV-23-9 - Sketch Plan for Little England, LLC and
115	Tyler R. Willis and Ann Marie McManus located at 6141 Old Trappe Rd, Trappe
116	MD 21673 subject to staff conditions. Commissioner Spies seconded the motion.
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118	<u>Vote 4-0</u>
119	FOR: 4- Corson, Strannahan, Boicourt, Spies
120	AGAINST: 0
121	ABSTAIN: 0
122	ABSENT: 1- Councell
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124	c. Applicant: James & Maya Lancaster
125	File No.: MCAV-23-5
126	Agent: Brett Ewing, Lane Engineering
127	Request: Minor Variance – Construction of porch located 85' feet from Mean
128	High Water.
129	Location: 7829 Church Neck Rd, St Michaels, MD 21663
130	Tax Map 32, Parcel 70
131	Zoning: RC
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133	Staff Presentation:
134	Elisa Deflaux, Planner II
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136	Applicant Presentation:
137	Brett Ewing, Lane Engineering
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139	Public Comment: None
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141	Commissioner Corson moved that the Planning Commission recommend approval
142	of Minor Variance # MVAC-23-5 for James and Maya Lancaster at 7829 Church
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	Neck Road, St. Michaels, Maryland subject to staff conditions. Commissioner Spies
144	seconded the motion.

145 146 Vote FOR: 4- Corson, Strannahan, Boicourt, Spies 147 148 **AGAINST:** 0 **ABSTAIN:** 149 0 1- Councell 150 **ABSENT:** 151 152 d. Applicant: **Edwin Hale/ Timothy Hogan** File No.: 153 **SUB-22-1** 154 Agent: Tim Marshall, Rauch Inc **Request:** 155 Small-Scale Subdivision, Creation of Lot 5-**Location:** 9170 Hunting Creek Lane, Easton 156 Tax Map 24, Grid 08, Parcel 6, Lot 1, 2 & 4 157 RC/WRC 158 **Zoning:** 159 **Staff Presentation:** 160 161 Elisa Deflaux, Planner II Brennan Tarleton, Planning Officer 162 163 164 **Applicant Presentation:** Ryan Showalter, McAllister, De Tar, Showalter & Walker LLC 165 Tim Marshall, Rauch Inc 166 167 168 **Public Comment:** None 169 170 Commissioner Spies moved that the Planning Commission recommend approval of SUB-22-1 Small-Scale Subdivision – Preliminary Plan for Edwin F. Hale, Sr. and 171 Timothy S. Hogan subject to staff conditions and resolution of the Critical Area 172 comments. Commissioner Corson seconded the motion. 173 174 175 Vote 4-0 FOR: 4- Corson, Strannahan, Boicourt, Spies 176 **AGAINST:** 177 0 178 **ABSTAIN:** 0 179 **ABSENT:** 1- Councell 180 **5. Discussion Items** – None 181 182 183 **6.** Staff Matters – None 184 185 7. Work Sessions –None 186 187 **8.** Commission Matters-Popular Hill Growth allocation application was postponed. The applicant for the Popular Hill Growth Allocation is in the process of submitting new 188 189 plans to the Town of Easton. Staff will continue to update the Planning Commission.

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- 191 **Public Comment:**
- 192 Phil Livingston
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- **9. Adjournment** Commissioner Councell adjourned the meeting at 10:04 am.