



Talbot County Planning Commission
Final Decision Summary
Wednesday, December 6, 2023, at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton

Archived audio of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov/Meeting-Videos)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
James Corson
William Boicourt
Paul Spies

Staff:

Brennan Tarleton, Planning Officer
Bryce Yelton, Assistant Planning Officer
Andrew Nixon, Planner II
Mike Mertaugh, Assistant County Engineer
Rebecca Guay, Commission Attorney
Andrew Meehan, Commission Attorney

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

a. Closed session

Commissioner Strannahan motioned to move to close session. Commissioner Boicourt seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Strannahan, Corson, Boicourt, Councill, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Commissioner Strannahan motioned to return to open session. Commissioner Boicourt seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Strannahan, Corson, Boicourt, Councill, Spies
AGAINST:	0
ABSTAIN:	0

54 **ABSENT: 0**

55

56 **2. Decision Summary Review**

57

58 a. November 1, 2023

59

60 **Commissioner Boicourt moved to approve the November 1, 2023 Decision Summary**
61 **as presented. Commissioner Strannahan seconded the motion.**

62

63 **Vote 5-0**
64 **FOR: 5- Strannahan, Corson, Boicourt, Councill, Spies**
65 **AGAINST: 0**
66 **ABSTAIN: 0**
67 **ABSENT: 0**

68

69 **3. Old Business**

70

71 a. **Applicant:** Talbot County
72 **Request:** Resolution 338 – A resolution to amend the Talbot County
73 Comprehensive Water and Sewer Plan (CWSP) for consistency
74 with discharge permit No. 19-DP-3460, issued by the Maryland
75 Department of the Environment on October 27, 2022 and to
76 require that any future expansion of the new Lakeside waste water
77 treatment plant shall require an amendment to the CWSP.

78

79 **Commissioner Boicourt moved that the Planning Commission find Resolution 338**
80 **as amended to be consistent with the Talbot County Comprehensive Plan.**
81 **Commissioner Strannahan seconded the motion.**

82

83 **Vote 5-0**
84 **FOR: 5- Strannahan, Corson, Boicourt, Councill, Spies**
85 **AGAINST: 0**
86 **ABSTAIN: 0**
87 **ABSENT: 0**

88

89 b. **Applicant:** Talbot County
90 **Request:** Resolution 347 – A resolution to amend the Talbot County
91 Comprehensive Water and Sewer Plan to provide the equivalent
92 dwelling units for all phases of the Lakeside Development.

93

94 **Commissioner Spies moved that the Planning Commission postpone Resolution 347**
95 **until a recommendation is received from the Public Works Advisory Board.**
96 **Commissioner Boicourt seconded the motion.**

97

98 **Vote 5-0**
99 **FOR: 5- Strannahan, Corson, Boicourt, Councill, Spies**

100 **AGAINST: 0**
101 **ABSTAIN: 0**
102 **ABSENT: 0**

103
104 **c. Applicant:** Talbot County
105 **Request:** Resolution 348 – A resolution regarding the Talbot County
106 Comprehensive Water and Sewer Plan to clarify and confirm the
107 water and sewer classifications of certain parcels incorrectly shown
108 in Exhibits A and B to resolution 281, as amended.
109

110 **Commissioner Spies moved that the Planning Commission postpone Resolution 348**
111 **until a recommendation is received from the Public Works Advisory Board.**
112 **Commissioner Boicourt seconded the motion.**
113

114 **Vote** 5-0
115 **FOR:** 5- Strannahan, Corson, Boicourt, Councill, Spies
116 **AGAINST:** 0
117 **ABSTAIN:** 0
118 **ABSENT:** 0
119

120 **4. New Business**

121
122 **a. Applicant:** Timothy S. Hogan, Et Al
123 **File No:** SUB-22-1
124 **Agent(s):** Tim Marshall, Rauch Inc
125 **Request:** Major Subdivision, Proposed Lot 5
126 **Location:** 9170 Hunting Creek Lane, Easton, MD 21601
127 Tax Map 24, Parcel 6
128 **Zoning:** RC/WRC
129

130 **Staff Presentation:**
131 Bryce Yelton, Assistant Planning Officer
132

133 **Applicant Presentation:**
134 Ryan Showalter- McAllister, DeTar, Showalter & Walker LLC
135 Tim Marshall- Rauch Inc
136

137 **Public Comment:** None
138

139 **Commissioner Boicourt moved that the Planning Commission recommend approval**
140 **Final Major Subdivision # SUB-22-1 for Timothy Hogan, at 9170 Hunting Creek**
141 **Lane, Easton MD 21601, subject to staff conditions. Commissioner Strannahan**
142 **seconded the motion.**
143

144 **Vote** 5-0
145 **FOR:** 5- Strannahan, Corson, Boicourt, Councill, Spies

146 **AGAINST: 0**
147 **ABSTAIN: 0**
148 **ABSENT: 0**

149
150 **b. Applicant:** Gary & Melinda Blanche Trustees, Anthony Kraus, and
151 Martha Goodman
152 **File No:** WAV-23-6
153 **Agent(s):** Ryan Showalter, McAllister, Showalter, DeTar & Walker LLC
154 **Request:** Modification of an existing shared pier across lateral lines to
155 convert to an individual pier
156 **Location:** 24030 Porters Creek Lane, St. Michaels, MD 21663
157 Tax Map 22, Parcel 306, Lots B&C
158 **Zoning:** RR

159
160 **Staff Presentation:**
161 Andrew Nixon, Planner II

162
163 **Applicant Presentation:**
164 Ryan Showalter- McAllister, DeTar, Showalter & Walker LLC

165
166 **Public Comment:** None

167
168 **Commissioner Strannahan moved that the Planning Commission recommend**
169 **approval of Waiver # WAV-23-6 for Ryan Showalter, McAllister, Showalter, DeTar**
170 **& Walker LLC at 24030 Porters Creek Lane, St. Michaels, MD 21663, subject to**
171 **staff conditions. Commissioner Spies seconded the motion.**

172
173 **Vote** 5-0
174 **FOR:** 5- Strannahan, Corson, Boicourt, Councill, Spies
175 **AGAINST:** 0
176 **ABSTAIN:** 0
177 **ABSENT:** 0

178
179 **c. Applicant:** Talbot County
180 **Request:** Approval of the Maryland Department of Planning (MDP) annual
181 report for CY 2022

182
183 **Commissioner Strannahan moved that the Planning Commission find Maryland**
184 **Department of Planning (MDP) annual report for CY 2022 to be consistent with the**
185 **Talbot County Comprehensive Plan. Commissioner Boicourt seconded the motion.**

186
187 **Vote** 5-0
188 **FOR:** 5- Strannahan, Corson, Boicourt, Councill, Spies
189 **AGAINST:** 0
190 **ABSTAIN:** 0
191 **ABSENT:** 0

- 192
193 **5. Discussion Items** – None
194
195 **6. Staff Matters** – None
196
197 **7. Work Sessions** – None
198
199 **8. Commission Matters**– None
200
201 **9. Adjournment**– Commissioner Councill adjourned the meeting at 10:02 am.