



Talbot County Planning Commission
Final Decision Summary
Wednesday, February 2, 2022 at 9:00 a.m.
Virtual Meeting

Archived audio of the meeting is available at:

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

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
Lisa Ghezzi
William Boicourt

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Andy Meehan, Planning Commission Counsel
Mike Mertaugh, Assistant County Engineer

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

2. Decision Summary Review—

January 05, 2022- The Commission noted the following correction to the draft decision summary:

- a. Line 44; Correct M’Cowel to McConnel

Commissioner Strannahan moved to approve the January 05, 2022 Decision Summary with amendments. Commissioner Ghezzi seconded the motion.

Vote	4-0-1
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Spies

3. Old Business— None

4. New Business

- a. **Applicant:** Jeffrey Johnson
File No.: MV63
Agent: Brett, Ewing, Lane Engineering
Request: Minor Variance- Renovation to existing structure

Location: 5521 Anderby Hall Rd, Royal Oak, MD 21662
Map 46, Grid 15, Parcel 82
Zoning: Resource Conservation (RC)

The applicant is seeking Planning Commission recommendation of approval for a Minor Variance of the 100’ Shoreline Development Buffer (Buffer) to relocate, reconfigure, and reconstruct a legal nonconforming pool and patio. The existing 678 square foot kidney shaped pool and the 1,616 square foot patio are located completely within the Buffer at a distance of 30’ from the Mean High Water Line (MHWL). The proposed 666 square foot rectangular pool and 1,491 square foot patio will be located within the Buffer at a distance of 40’ at its closest point from MHWL. The reduction in overall lot coverage is 137 square feet. Should the Planning Commission recommend approval of the Minor Variance, staff recommends the following conditions:

1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The applicant shall commence construction of the proposed improvements within eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.

Staff Presentation:
Elisa Deflaux, Planner II

Applicant Presentation:
Brett Ewing, Lane Engineering

Public Comment— None

Commissioner Strannahan moved that the Planning Commission recommend approval of Minor Variance # MV63 for Jeffrey and Deirdre Johnson at 5521 Anderby Hall Road, Royal Oak, Maryland subject to staff conditions and the following two additional conditions; 1. The pool shall be no larger than it is proposed on the plan. The pool and all related features of the pool shall exist no further into the 100-foot shoreline buffer than what is granted. 2. The applicant shall comply with and address all Critical Area comments and standards, including the completion of a Buffer Management Plan that complies with requirements of the Critical Area law. Commissioner Boicourt seconded the motion.

<u>Vote</u>	4-0-1
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Spies

5. Discussion Items

99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117

- a. **Applicant:** Willard F. Workman Jr.- **POSTPONED**
- File No.:** C-723
- Agent:** Brendan Mullaney, MDSW
- Request:** Proposed Historic Bed and Breakfast Text Amendment

- 6. **Staff Matters—** None
- 7. **Work Sessions—** Commissioners and staffed discussed the January 25, 2022 County Council Work Session. Where a third party consulting firm presented findings and recommendations regarding the Department of Planning and Zoning’s strategic plan, improving efficiency, transparency and staff retention.

February 7, 2022 County Council Work Session on Lakeside Project.

February 22, 2022 Virtual Work Session regarding Solar projects.
- 8. **Commission Matters —**Paul Spies was reappointed to the Planning Commission.
- 9. **Adjournment–** Commissioner Councill adjourned the meeting at 9:35 am.