



**Talbot County Planning Commission
Final Decision Summary**

Wednesday, May 4, 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:

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

Attendance:

Commission Members:

Phillip “Chip” Cuncell, Chairman
Michael Strannahan, Vice Chairman
Paul Spies
Lisa Ghezzi
William Boicourt

Staff:

Elisa Deflaux, Planner II
Bryce Yelton, Planner II
Andrew Meehan, Commission Counsel
Mike Mertaugh, Assistant County Engineer
Ray Clarke, County Engineer

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

2. Decision Summary Review—

a. April 20, 2022 –**Postponed**

3. Old Business— **Postponed by applicant**

a. **Applicant:** Talbot County

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

4. New Business

a. **Applicant:** Gannon Family LLC

File No.: M1174

53 **Agent:** Brett Ewing, Lane Engineering LLC
54 **Request:** Preliminary Major Subdivision
55 **Location:** Lee Haven Rd, Easton, MD 21601
56 Tax Map 34, Grid 8, Parcel 10, Lot 10
57 **Zoning:** RC/WRC
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59 The applicant is seeking Planning Commission approval of a Major Subdivision-
60 Preliminary Plan to: 1) revise Tax Parcel 10, Lot 10 to establish it as a waterfront
61 building lot, 2) subdivide former Lot 10 to create Lots 12, 13, 14 as new waterfront
62 building lots, and 3) establish a new private road, Price Drive, to serve the 4 lots. As a
63 result of this subdivision, the remaining Critical Area of Revised Tax Parcel 10 (formerly
64 Lot 10) will become an 80.858 acre Remaining Lands Parcel A to satisfy the Critical
65 Area density requirement and a 3.344 acre unencumbered area parcel. Both parcels will
66 contain no Critical Area development rights and may not be used for residential,
67 commercial or industrial uses. Should the Planning Commission recommend approval of
68 the Minor Variance, staff recommends the following conditions:
69

70 1. The applicant shall make an application to the Office of Permits and Inspections, and
71 follow all rules, procedures, and construction timelines as outlined regarding new
72 construction.

73 2. The applicant shall commence construction of the proposed improvements within
74 eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.
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76 **Staff Presentation:**
77 Elisa Deflaux, Planner II
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79 **Applicant Presentation:**
80 Greg Gannon, Property Owner
81 Brett Ewing, Lane Engineering
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83 **Public Comment—** None
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85 **Commissioner Boicourt moved that the Planning Commission approve # M1174**
86 **Major Subdivision – Preliminary and Final Plan for Leehaven Subdivision, Gannon**
87 **Family, LLC subject to staff conditions Commissioner Strannahan seconded the**
88 **motion.**
89

90 Vote 5-0
91 FOR: 5- Councill, Strannahan, Boicourt, Ghezzi, Spies
92 AGAINST: 0
93 ABSTAIN: 0
94 ABSENT: 0
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96 **b. Applicant:** Mark Meyerdirk
97 **File No.:** MCAV-22-1
98 **Agent:** Virginia Richardson, Rauch Inc

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Request: Minor Variance located in the Buffer
Location: 22540 Hardcastle Lane, Bozman MD 21601
Tax Map 31, Grid 19, Parcel 0175
Zoning: RR

The applicant is seeking Planning Commission recommendation of approval for a Minor Variance of the 100' Shoreline Development Buffer (Buffer) to replace an existing covered screen porch with a concrete slab with hot tub, pervious deck and steps along with adding pervious landing with steps and hardscaping. The existing 136 square foot screen porch and deck are located completely within the Buffer at a distance of 67'-6" from the Mean High Water Line (MHWL). The proposed 64 square foot slab and hot tub will be located within the Buffer at a distance of 69' at its closest point from the MHWL. The proposed 235 square foot hardscaping will be located within the Buffer at a distance of 71' at its closest point from MHWL. The net increase in overall lot coverage is 163 square feet after the removal of the screened porch and addition of the hardscaping. 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: Bryce Yelton, Planner II

Applicant Presentation:
Virginia Richardson, Rauch Inc
Ben VanNest, Rauch Inc.

Public Comment—None

Commissioner Strannahan moved that the Planning Commission recommend approval of Minor Variance # MVAC-22-1 for Mark Meyerdirk at 22540 Hardcastle Lane, Bozman Maryland subject to staff conditions. Commissioner Boicourt seconded the motion.

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

5. Discussion Items—

145 **Commissioner Boicourt moved that the Planning Commission move into executive**
146 **session. Commissioner Ghezzi seconded the motion.**

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148 Vote 5-0
149 FOR: 5- Councill, Strannahan, Boicourt, Ghezzi, Spies
150 AGAINST: 0
151 ABSTAIN: 0

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153 **Commissioner Boicourt moved that the Planning Commission return to regular**
154 **session. Commissioner Ghezzi seconded the motion.**

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156 Vote 5-0
157 FOR: 5- Councill, Strannahan, Boicourt, Ghezzi, Spies
158 AGAINST: 0
159 ABSTAIN: 0

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161 **6. Staff Matters—** Miguel Salinas and Brennan Tarleton are currently at an out-of-state
162 conference

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164 **7. Work Sessions—** None

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166 **8. Commission Matters —**

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168 **a.** Commissioner Councill and Commissioner Strannahan met with the Planning
169 Office last week to discuss the Solar Array Moratorium. They are working with
170 staff on a plan of action and hope to have something presented to the Planning
171 Commission in the summer. The Commission will be updated as the process
172 continues.

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174 **9. Adjournment—** Commissioner Councill adjourned the meeting at 10:10 am.