

## **BLUE RIBBON PANEL UPDATE**

On July 7<sup>th</sup>, the following letter was sent to Mr. Gregg Todd, Chief Operating Officer with Queen Anne's County regarding the Blue Ribbon Panel.

Dear Mr. Todd:

Business Queen Anne's, by action of its Board of Directors offers the following suggestions for consideration of the Panel:

1. Continue to oppose 08-25.
2. Support shared septic systems and new regulations to permit their use.
3. Reduce the maximum potential build out by 25% by reducing cluster density in Ag zones to 1 d.u. per 10 acres.
4. Revise the current TDR regulations to: allow use in all zones, require MALF soil standards for TDR lifts, allow non-critical area CS TDRs to be used in all zones on a basis of ten acres per d.u.

In conjunction with this, eliminate the entire NCD process.

5. Require municipalities to collect school impact fees.
6. Eliminate schools from the APFO, and raise the threshold for APFO studies to 20 lots.
7. Maintain the current sliding scale subdivision technique.
8. Maintain the current 20 acre minimum size for large lot subdivisions in the Ag zone.
9. Create a new growth area at Kingstown with either a new sewer plant or a tie-in to Chestertown's plant.

.....Continued on Page 2

## **BQA UDATES BY LAWS**

After several months and many meetings by the By Laws Committee, Cecile Weich and Nick Deoudes, the BQA Board of Directors accepted a new set of By Laws at the June meeting.

The new by laws are streamlined with only five Articles covering:

Article I - Name & Office

Article II – Board of Directors (Discusses powers, terms, vacancies, meeting place and frequency, quorum)

Article III – Officers

Article IV – Members (Goes over the annual meeting and what constitutes a member)

Article V –Amendments

The new by laws were emailed to the members and a copy is on file.

## **BUDGET COMMITTEE IN PLACE**

Also at the June meeting, Mike Dahle agreed to head up the Budget Committee which includes Karen Oertel and Dave Thompson.


Part of that budget will include monies put aside for an Advertising Campaign. For more information on that campaign, see page 3!

**BLUE RIBBON CONTINUED...**

- 10. Investigate the possibility of calculating sewer capacity at 200 gal. per day, as Centreville does.
- 11. Revise the standards for using TDRs in commercial applications to make this a practical technique.

We feel these points are of great importance to the economic future of Queen Anne’s County, and urge your serious consideration.

Thank you,

  
 Nick Deoudes  
 BQA Vice President

**PROPOSED ORDINANCE 09-17**

An ordinance regarding Development Disclosure went before the County Planning Commission on July 9, 2009. (It was actually introduced on June 23<sup>rd</sup> and a copy of the ordinance can be found at <http://www.qac.org/Docs/Ordinances/CY2009/ORD%2009-17.pdf> ) Here is a section of the proposed ordinance:

***C. Development Disclosure on Applications for Subdivision and Site Plans.***

*(1) An application for approval of a subdivision or site plan shall be accompanied by a statement, signed under oath and placed in the public record, identifying by name and address all persons having any economic interest in the development, direct or indirect, legal or equitable.*

*(2) While the application is pending, the application shall keep the statement current to reflect any change in the identities of persons having a economic interest in the development.*

**09-17 continued...**

*(3) The planning commission may request from the applicant, and place in the public record, further information about any interest disclosed in the statement.*

BQA Board Member, Camille O’Donnell stated that the “proposed ordinance is preposterous – just another way to block the process of any subdivision or site plan. There needs to be clarification with realistic expectations and a more specific purpose.”

The following letter was submitted to the Planning Commission from Business Queen Anne’s on July 8<sup>th</sup> regarding the ordinance:

Chairman Frohn  
Members of the Commission,

Our organization urges you to recommend against this proposed Ordinance.

The County has a legitimate interest in knowing who owns the land, and possibly who has contracted to buy it.

Beyond that we can see no reason for the information that this Bill would require all persons having “any economic interest in the development, direct or indirect, legal or equitable” would include:

- Mortgage holders.
- Consultants engaged to do studies or plans.
- If a Corporate body owns, or has contracted to buy the site, all stockholders of that corporation. (They have an indirect economic interest.)

How many stockholders does Walgreens have?  
What is gained by knowing their names and addresses?

...Continued on Page 3

**09-17 Continued...**

Considering there are probably thousands of stockholders of any national company seeking site plan approval, what would be the cost to the applicant of obtaining this apparently useless information?

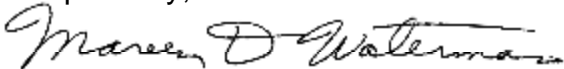
What possible benefit to the County, which would have to review it and keep it on file?

Under C (2), the applicant would have to monitor sales of corporate stock, and notify the Planning Commission if Mrs. Jones sold her ten shares of Cracker Barrel last week.

This proposed legislation is ill conceived and will accomplish nothing of any benefit to the County or its taxpayers.

We urge your recommendation against its adoption.

Respectfully,



Mareen D. Waterman  
BQA President

*On July 8, 2009, the Planning Commission voted (unanimously) to recommend against this ordinance. The Staff, Chris Drummond, Esq., the Chamber of Commerce and Business Queen Anne's all opposed it.*

*The Commissioners could still schedule a hearing on the ordinance or they could just let it die.*

*Stay tuned...*

**BQA PLANS ADVERTISING CAMPAIGN**

Board Member, Camille O'Donnell met with Mareen Waterman about a campaign to counter the special interest groups in the upcoming election. They discussed a strategy to collect and research capital improvement projects as far back as 20-25 years including the transfer/ Ag transfer taxes.

According to Camille, "By collecting the necessary information, we intend to break it down so the county taxpayers can see the impacts (services) and benefits derived from smart growth. We can decipher the significant findings and then decide the best marketing approach to present to the public."

The BQA Board made a motion at their June meeting to commit \$5,000 to *The Update* publicity ad, with instructions to solicit participation from other groups. Groups which participate could write their own ads and would be entitled to space in proportion to their financial contribution. The objective is to get campaign started by the end of July.

Here are some proposed themes:

- The Challenges facing QAC are great!  
Why We Need to Create Smart Growth and Opportunity
- Ten Things Special Interest Doesn't Want You To Know
- Helping Your Business Grow in a Tough Economy
- How To Address The Ever Shrinking Tax Base
- The True Impact to the Chesapeake Bay By Not Running Sewer Down Rt 8 on Kent Island
- Are You Dense? (Nothing gets a community more riled up than a discussion on density!)

If you are interested in supporting this campaign, please contact Mareen Waterman. (Contact info on page 5.)



# BUSINESS

## Queen Anne's

P.O. Box 1065, Stevensville, MD 21666  
Phone: 410-643-6288 Fax: 410-643-6278  
www.businessqueenannes.com

### MISSION STATEMENT

The mission of BUSINESS Queen Anne's is to actively advocate sound economic growth; review proposed State and local legislation and regulations as they pertain to business; provide an objective assessment of proposed development in Queen Anne's County and it's incorporated towns; endorse and support countywide growth that is well managed and consistent with adopted State and local planning and regulatory guidelines, comprehensive plans, and State and local initiatives; create positive and constructive relationships on behalf of the business community with our elected and appointed officials; and support business activity that promotes and encourages a vibrant economy, development of an adequate labor pool, a fiscally responsible and accountable County government, and a continued unique quality of life in Queen Anne's County.

### YOU HAVE TWO OPTIONS WHEN PAYING YOUR MEMBERSHIP INVESTMENT!

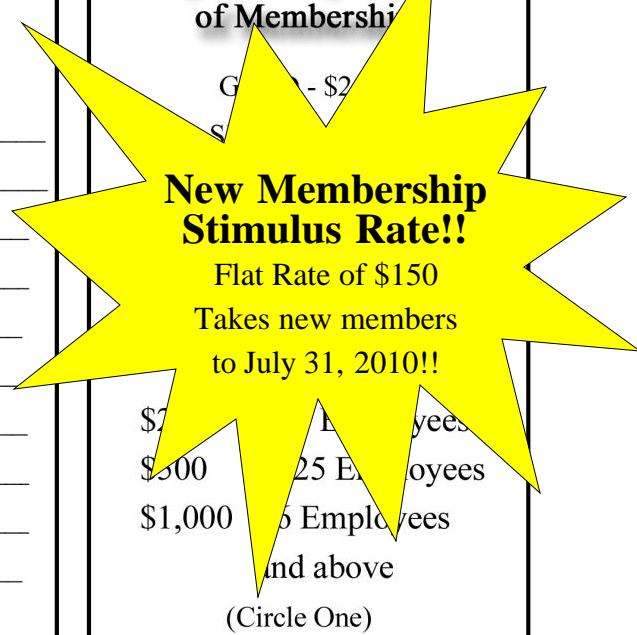
You may select a sponsorship level rather than choose a level of support based upon number of employees. By becoming a sponsor, your additional commitment to the organization will further support our continued success!  
**Thank you!**

### MEMBERSHIP APPLICATION / RENEWAL FORM

To make certain that member contact information is correct and up to date, please complete the following information form:

Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Type of Business: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Your Name (please print) \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

### Sponsorship Levels of Membership



Gold - \$2,000  
Silver - \$1,000  
Bronze - \$500  
Flat Rate of \$150  
Takes new members  
to July 31, 2010!!  
\$750 1-25 Employees  
\$500 25-50 Employees  
\$1,000 50-100 Employees  
and above  
(Circle One)

Any questions, please contact Membership Chair Cecile Weich at 410-604-1111

**BUSINESS *Queen Anne's***  
2009 Board Members

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***DID YOU KNOW ABOUT...***



**Ruby Tuesday:** Local citizens complained about traffic and based on their testimony, Ruby Tuesday's permit was denied. Recently, Circuit Court Judge Ross ruled that the testimony was not based on factual information but "nothing more than mere guesses." An appeal has been filed with the Court of Special Appeals by Queen Anne's Conservation, Jack Broderick and others.

**Commissioner Wargotz Update:** County Commissioner Eric Wargotz has filed the appropriate papers as a Candidate for United States Senate from Maryland for the 2010 election.



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Check out the blog at...

[www.queenannesbusiness.net](http://www.queenannesbusiness.net)