

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, April 13, 2017**

Members present: George Allan Hayden, Chairman. John Brown, Co-Chair; William Greene; Wayne Miedzinski; Ronald Payne; and Stuart Egeli, Alternate.

Bill Hunt, Yvonne Chaillet, Kathleen Easley, and Ashley Renshaw were present from the Department of Land Use and Growth Management. John Groeger was present from the Department of Public Works & Transportation and George Sparling was present from the County Attorney's Office.

CALL TO ORDER

AGENDA REVIEW: ADDITIONS-DELETIONS

DISCUSSIONS

Board Docs Presentation by Dr. Rebecca Bridgett, County Administrator, and Sharon Ferris, Secretary to the Commissioners of St. Mary's County.

PUBLIC HEARINGS

1. Application/case no: VAAP 16-1837, Boidock Property (continued from March 9, 2017)

Property owner: Robert D. and Mary L. Boidock

Location: 18999 Little Pond Lane, Valley Lee, MD

Parcel ID: tax map: 61A grid: 01 parcel: 41 (Lot 6, McKay's Beach Subdivision)

Election District: 6

Zoning: Rural Preservation District (RPD), Resource Conservation Area (RCA) Overlay

Acreage: approximately 1/3 of an acre (.32)

Action requested: Variance, after the fact, from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the required front yard setback from 25 feet to zero.

George Sparling informed the Board of Appeals that they did not have jurisdiction over the property.

Mr. Brown made a motion authorizing the Chairman to sign an order releasing the Boidock Property project from the requirement of a variance. Mr. Miedzinski seconded. The motion passed unanimously.

1. Application/case: CUAP #15-131-012, Long Surface Mine

Contract Purchaser: Derek Taylor, Howlin Concrete, Inc.

Location: The end of Coffee Hill Road, Mechanicsville, Maryland

Parcel ID: tax map: 16 grid: 01 parcel: 07

Election District: 4

Zoning: Rural Preservation District (RPD), Resource Conservation Area (RCA) Overlay

Acreage: 237.728 acres

Action requested: Conditional use approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance to mine more than five acres.

*Mr. Miedzinski made a motion in the matter of CUAP #15-131-012, Long Surface Mine, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.82 of the St. Mary's County Comprehensive Zoning Ordinance **have** been met, I move to **approve** the request to operate an extractive industry involving more than five acres, subject to the following conditions:*

- 1. The Applicant shall obtain final site plan approval.*
- 2. Burning shall be prohibited on site.*
- 3. The hours of operation shall be Monday through Friday from 9:00 a.m. to 3:30 p.m. and Saturday from 7:00 a.m. to 12:00 p.m. for maintenance only.*

Mr. Greene seconded.

For:
Miedzinski
Greene

Against:
Brown
Payne
Hayden

MINUTES AND ORDERS APPROVED

Mr. Miedzinski made a motion approving the minutes for 3/9/17. Mr. Greene seconded. The motion passed unanimously.

Mr. Miedzinski made a motion approving the minutes for 3/23/17. Mr. Greene seconded. The motion passed unanimously.

Mr. Miedzinski made a motion authorizing Chairman Hayden to sign the order for Case No. 06-132-028 McKay Family Property. Mr. Greene seconded. The motion passed unanimously.

Mr. Miedzinski made a motion authorizing Co-Chair John Brown to sign the order for VAAP #15-183-006 Hollywood Commercial Center Forrest Stand Delineation. Mr. Greene seconded. The motion passed unanimously.

OTHER BUSINESS

Mr. Greene made a request that the staff reports be read at the beginning of a case as has been done in the past. The rest of the board agreed.

ADJOURNMENT

The meeting was adjourned at approximately 10:10 PM.

Approved in open session: May 11, 2017


George Allan Hayden
Chairman


Ashley Renshaw
Recording Secretary