

**ST. MARY'S COUNTY
BOARD OF COUNTY COMMISSIONERS' MEETING
Governmental Center
Tuesday September 17, 2002**

Present: Commissioner President Julie B. Randall
Commissioner Joseph F. Anderson
Commissioner Shelby P. Guazzo
Commissioner Thomas A. Mattingly, Sr.
Commissioner Daniel H. Raley
Alfred A. Lacer, County Administrator
Donna Gebicke, Administrative Assistant to BOCC (Recorder)

CALL TO ORDER

The meeting was called to order at 10:08 a.m.

ADDITIONS/DELETIONS TO AGENDA

Commissioner Raley moved, seconded by Commissioner Mattingly, to accept the agenda as corrected. Motion carried.

APPROVAL OF CHECK REGISTER

Commissioner Guazzo moved, seconded by Commissioner Mattingly, to authorize Commissioner President Randall to sign the Check Register. Motion carried.

APPROVAL OF MINUTES

Commissioner Mattingly moved, seconded by Commissioner Raley, to approve the minutes of the Commissioners' meeting of Tuesday, September 3, 2002, as presented. Motion carried.

PROCLAMATIONS

The Commissioners presented a proclamation to Susan Erichsen, Regent, Daughters of the American Revolution, designating September 17-23, 2002, as "Constitution Week" for St. Mary's County.

Gene Carter, Director OOA, and Sandra Wheeler, Chairman of the Commission on Aging, received a proclamation declaring September 15-21, 2002, as "National Adult Day Services Week." The proclamation will be shared with SMC Adult Day Centers throughout the county.

PRESENTATION TO EMPLOYEE

Although unable to be present, Tuesday Hewlett was commended for outstanding and dedicated service to St. Mary's County government. Ms. Hewlett is returning to school to complete her education. The Commissioners offered their thanks and good wishes.

ST. MARY'S COUNTY FAIR ASSOCIATION: ST. MARY'S COUNTY FAIR

Present: Susan Mattingly, Board of Directors – County Fair
Mary Fife, Board of Directors – County Fair

Ms. Mattingly expects the fair will be a great success due largely to the assistance provided by the staff from the Technical Center, the Transportation Department, Recreation and Parks Department, the Board of Education and Cooperative Extension

programs, and the Economic Development Department. As a show of appreciation, SMC Fair tee shirts were given to the Commissioners.

PUBLIC HEARING – SUPPLEMENTAL APPROPRIATIONS

Present: Elaine Kramer, Director of Finance
Paul E. Wible, Director EMA

The purpose of the Public Hearing was to consider a supplemental appropriation in the amount of \$129,202.05 in Federal Office of Justice Program Funds, which will be distributed through the Maryland Emergency Management Agency for the acquisition of personal, protective, communications and/or decontamination equipment.

The public hearing was opened and closed without public comment. The record will remain open for ten (10) days for public testimony. Following that period, the matter will be returned to a Board of County Commissioner's agenda in October 2002 for action.

CRITICAL AREA COMMISSION UPDATE

Present: Jon Grimm, Director Planning and Zoning
John Norris, County Attorney

The Critical Area Commission (CAC) approved the Critical Area Ordinance provisions of the May 13, 2002, Comprehensive Zoning Ordinance update, with conditions. Mr. Grimm recommended that the Board act upon all of the CAC requirements favorably in order to implement the Ordinance. The Commissioners reviewed and discussed the pages of the Ordinance that must be changed to incorporate the suggestions made by the CAC.

Staff was directed to conduct more research on the specific conditions that the BOCC has serious concerns with and return to the Board with additional information (including how Queen Anne, Charles, Anne Arundel, and Calvert counties are handling these issues) as well as practical applications based on existing data.

EXECUTIVE SESSION

Commissioner Anderson moved, seconded by Commissioner Guazzo, to meet in Executive Session to discuss matters of Litigation, Article 24, Section 4-210(a)8. Motion carried.

Litigation

Present: Commissioner President Julie B. Randall
Commissioner Joseph F. Anderson
Commissioner Shelby P. Guazzo
Commissioner Thomas A. Mattingly, Sr.
Commissioner Daniel H. Raley
Alfred A. Lacer, County Administrator
John Norris, County Attorney
Donna Gebicke, Recorder

Authority: Article 24, Section 4-210(a)8

Time Held: 11:44 am. – 12:10 p.m.

Action Taken: The Commissioners discussed matters of litigation.

AMORTIZATION ORDINANCE

Commissioner Mattingly moved, seconded by Commissioner Raley to table discussion and action on the Amortization Ordinance. Motion carried.

STATE HIGHWAY ADMINISTRATION TOUR

Present: John D. Porcari, Secretary, Department of Transportation
Senator Roy P. Dyson
Delegate John L. Bohanan, Jr.
Robert Smith, Administrator, MTA
Parker Williams, State Highway Administrator
Bruce Mundie, MD Aviation Administration
Greg Welker, District Engineer
Francine Whitson, Federal Highway Administration
Neil Pederson, Deputy Administrator Planning/Engineering
Doug Simmons, Director of Planning
Ron Lewis, Regional Planner
Marty Cohen, Conservationist
Jimmy Owens, Inclement Weather

Secretary Porcari and staff presented an overview of the State of Maryland's Transportation Plan. Major initiatives throughout the State of Maryland as well as initiatives in or affecting St. Mary's County were discussed. The draft "Maryland's Consolidated Transportation Program" (CTP) and the State Highway Administration's "Primary Construction Program" covering the State's six-year capital budget for transportation projects in Maryland were reviewed.

In response to Senator Dyson's concerns, Secretary Pocari assured the Board that the Hughesville bypass is a regional priority in the State. The right-of-ways on 60 parcels are currently being acquired and the project is on schedule and has not been stalled. As a response to Delegate Bohanan's concerns, Secretary Porcari stated that MDOT is mindful of BRAC and the Joint Strike Fighter aircraft contract which will bring additional traffic into the Patuxent Naval Air Station via the bypass. Delegate Bohanan expressed that any slippage in the program could be devastating to the region and encouraged MDOT to accelerate the construction if possible.

Mr. Robert Smith, MTA, informed the Board there are over 800 commuters making 1600 round trips per day from SMC. The State's vision is to double ridership on transit buses. MTA interaction with SMC begins with the commuter bus ridership which grew about 19% in the last year. The current runs are from Charlotte Hall/California to Washington DC. Lexington Park is on a list of runs being considered for the future.

Mr. Parker Williams, State Highway Authority, said there are 15 projects in SMC and 3 are considered major (i.e., Hwy. 235 which is nearing completion.) which are valued at about \$80 million over the 6 year program. Point Look Out Road is an acknowledged problem and engineering plans are currently underway for improvements. There is \$1.3 million in the program to complete the engineering/design phase and it's about 65% complete. An additional \$10 million is still needed for construction. *Delegate Bohanan suggested a meeting be held to brainstorm interim solutions that could take care of the immediate safety concerns until funding is in place.*

Commissioner Guazzo requested the SHA provide a copy of the "Highway Needs Inventory" covering projects in the long-term - 20 to 25 years in the future but not yet on the funding radar screen.

Delegate Bohanan proposed that the Legislation Delegation and the Board of County Commissioners meet biannually with Greg Welker to communicate to the homeowners/businesses along Hwy 237/Chancellor's Run Road how to identify and address safety issues.

Greg Welker, District Engineer, presented highlights of the five completed system preservation projects including installing safety improvements, bypass lanes, hazard beacons, and street lighting. Of note, Great Mills sidewalk concerns have been addressed and are now ADA-friendly. Additional problem areas were brought to Mr. Welker's attention.

In response to the Commissioners inquiries about the tubular marker dividers in front of schools, it was explained they were installed as temporary safety precautions due to bus/vehicle traffic confusion. A better solution will be sought.

Commissioner Mattingly asked about the need to install a two-way Opticon system near the hospital in response to the 11,000 emergency calls per year. He asked that MDOT look at using rumble strips along southbound Hwy 5 from the fairgrounds to Callaway due to the head-on accident rate. Commissioner Anderson suggested that improved shoulders would be beneficial on Cedar Lane Road which has a parking problem.

The Commissioners thanked Secretary Porcari for his responsiveness and for the hard work and accessibility of his staff, in particular Greg Welker and Jim Owens. Their presence in St. Mary's County is appreciated.

COUNTY ADMINISTRATOR

Present: Alfred A. Lacer, County Administrator

1. Draft Agendas: September 24 and October 1, 2002
2. Grant Agreement
 - a. Finance Dept. (*Elaine Kramer*)
Sign Grant Agreement with MD Dept. of Agriculture to control and eradicate noxious weed (\$2,500)

Commissioner Raley moved, seconded by Commissioner Anderson, to authorize Commissioner Randall to sign the grant agreement for weed control. Motion carried.

- b. Recreation and Parks (*Phil Rollins, Tyrone Harris, John Raley*)
Sign Inter-governmental Agreement between MD Dept. of Human Resources and SMC to operate After School Program at the Teen Center (\$81,169)

Commissioner Anderson moved, seconded by Commissioner Mattingly, to authorize Commissioner Randall to sign the grant agreement to operate after school programs. Motion carried.

It was suggested that the SMC grants administrator may be able to provide assistance in finding grants for after school teen programs. The Grants Administrator will be asked to provide a grants update to the BOCC within the next three weeks.

3. Budget Amendments
 - a. SMC's Advanced Life Support Unit (*Stanley Williams*)
Sign budget amendment for Md. Institute of Emergency Medical Services Training Grant for ALS (\$5,040)

Commissioner Mattingly moved, seconded by Commissioner Raley, to authorize Commissioner Randall to sign the grant agreement and budget amendment for ALS training. Motion carried.

- b. Office on Aging (*Gene Carter Jennie Page, Peggy Maio*)
Sign Notification of Grant award and related budget amendments for \$19,333 as carryover FY00 Title IIIB funds and \$9,375 as FY 01 carryover Title III C-2 funds (\$28,708)

Commissioner Mattingly moved, seconded by Commissioner Guazzo, to authorize Commissioner Randall to sign the grant agreement and budget amendment for carryover funds.

4. Facilities Department (*Richard Rohrbaugh, Janet Parks*)
Sign Easements to upgrade electric service to the Governmental Center

Commissioner Mattingly moved, seconded by Commissioner Raley, to authorize Commissioner Randall to sign the easements. Motion carried.

5. Department of Public Works (*George Erichsen*)

- a. Sign Public Works Agreement for Porto Bello Estates Subdivision, Phase 1B, located in the 2nd Election District with an expiration date of August 1, 2003. A letter of credit in the amount of \$77,000 has been provided by The First National Bank of St. Mary's.
- b. Sign Public Works Agreement Addendum for Porto Bello Estates Subdivision, Section 1, located in the 2nd Election District extending the expiration date to August 1, 2003. The letter of credit in the amount of \$69,000 previously provided by Nations Bank is being replaced with a letter of credit from The First National Bank of St. Mary's in the amount of \$69,000.
- c. Sign Public Works Agreement Addendum for Cedar Cove Subdivision, Section 9, (Kedges Strait), located in the 8th Election District extending the expiration date to September 1, 2003. The letter of credit in the amount of \$314,000 provided by the Bank of America has been reduced to \$145,000.
- d. Sign Public Works Agreement Addendum for Southern Pines Subdivision, Section 1, located in the 8th Election District extending the expiration date to September 1, 2003. The bond in the amount of \$80,000 provided by the Frontier Insurance Company remains as posted.

Commissioner Guazzo moved, seconded by Commissioner Mattingly, to authorize Commissioner Randall to sign Public Works Agreements/Addenda 5. a, b, and c only and to defer action on item 5.d until additional information can be provided. Motion carried.

6. Recreation and Parks (*Phil Rollins, Arthur Shepherd, Bill Ball*)
Request approval to rename Laurel Grove Park to John V. Baggett Park at Laurel Grove

Commissioner Mattingly moved, seconded by Commissioner Guazzo, to approve renaming the Laurel Grove Park to the John V. Baggett Park at Laurel Grove. Motion carried.

Mr. Baggett thanked the Commissioners for honoring him in this way.

7. County Attorney (*John Norris*)
Sign the First Amendment to Lease and Operating Agreement with DMTU for property in airport

Commissioner Anderson moved, seconded by Commissioner Guazzo, to authorize Commissioner Randall to sign the amended lease with DMTU. Motion carried.

8. Permits and Inspections and Soil Conservation (*Robin Guyther and Bruce Young, Soil Conservation*)
Request direction regarding application for partial delegation for Sediment and Erosion Control and Enforcement

Mr. Guyther and Mr. Young provided analysis of projected costs for a partial delegation of sediment control inspections and enforcement authority for

sediment control inspections on individual, detached home lots and cost estimates for sediment control enforcement on individual home lots and all projects if performed by county personnel. The budget impact is significant, but a two-tiered fee schedule would recover some of the costs. If the County chooses to apply for full/partial delegation authority under MDE's guidance, the County would have enforcement authority.

Staff was directed to contact other counties to determine how they are handling enforcement and inspection and to return to the Board with options for their consideration.

9. Contract modification for The Emergency Food Assistance Program administered by Southern Maryland Tri-County Community Action Committee (\$3,611)
(*Elaine Kramer*)

Commissioner Mattingly moved, seconded by Commissioner Anderson, to authorize Commissioner Randall to sign the contract modification. Motion carried.

COUNTY COMMISSIONERS' TIME

Commissioner Mattingly congratulated those involved in the Calvex Drill for a very successful event.

Thanks to the Southern Maryland Naval Alliance for allowing the Board members to participate in the annual trip to Washington, D.C., to meet with important representatives of Congress and the Pentagon to discuss issues related to the continued presence of the United States Navy in St. Mary's County and in our region.

Held the first meeting of the MALPH Task Force subcommittee in Annapolis.

The County Fair will be held this weekend.

Thanks to the folks who attended the procurement review process meeting and expressed their concerns and recommendations to staff.

Commissioner Anderson has been working with Ridge Rescue Squad and the Second District Fire and Rescue Squad to move building projects along. As a result, strongly recommend projects that relate to public health and safety be put on a fast track. *Request staff provide recommendations on how that can be accomplished.*

A new trash ordinance is being worked on and needs to be moved forward.

Attended the airport Experimental Aircraft Association's fly-in with Commissioner Mattingly. About 45-50 young people had an opportunity to fly. It was a very nice use of the airport.

Recommend a working group with Calvert and Charles Counties and the Tri-County Council be developed to address BRAC (base closings).

Commissioner Randall thanked the Public Information Office and the Information Technology Department for their excellent election night coverage.

Participated in a 9/11 ceremony with other Commissioners at the College of Southern Maryland. Also attended Banneker/Loveville's flagpole ceremony.

Commissioner Guazzo has received calls from Cat Creek Marina public ramp users who are no longer able to use the facilities. The marina owner has closed off the ramp. *Request John Norris, County Attorney, provide an update on this issue and what can be done to expedite a resolution.*

Commissioner Raley congratulated Dr. Richardson and staff on receiving a \$455,000, three-year Smaller Learning Communities Grant, for Great Mills High School.

Commissioner Anderson moved, seconded by Commissioner Raley, to adjourn into Executive Session at 5:25 p.m. Motion carried.

EXECUTIVE SESSION:

Personnel

Commissioner President Julie B. Randall
Commissioner Joseph F. Anderson
Commissioner Shelby P. Guazzo
Commissioner Thomas A. Mattingly, Sr.
Commissioner Daniel H. Raley
Alfred A. Lacer, County Administrator
Donna Gebicke, Recorder

Authority: Article 24, Section 4-210(a)1

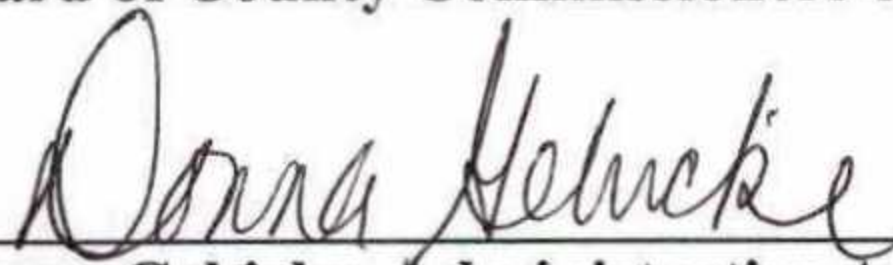
Time Held: 5:40 p.m.-6:15 p.m.

Action Taken: The Commissioners discussed personnel matters and gave direction to staff.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

**Minutes Approved by the
Board of County Commissioners on** 9/24/02



**Donna Gebicke, Administrative Assistant
to the Board of County Commissioners**

**COUNTY COMMISSIONERS AND PLANNING COMMISSION
JOINT PUBLIC HEARING: AMENDMENTS TO ZONING ORDINANCE**

All County Commissioners and all members of the Planning Commission were present. DPZ staff present were Jon Grimm, Director; Ruth Grover, Deputy Director; Yvonne Chaillet, Planner; and Peggy Childs, Recording Secretary. County Attorney John B. Norris, III and Assistant County Attorney Linda Springrose were also present. A list of attendees is on file in DPZ. The meeting was called to order at 6:30 p.m.

**ZONING AND SUBDIVISION ORDINANCE AMENDMENTS PUBLIC
HEARING**

Zoning Text Amendments

Mr. Grimm announced that this public hearing is the result of the Board of County Commissioners' direction to review proposed administrative changes to the Zoning and Subdivision Ordinances. Two hearings are being held concurrently— one by the Planning Commission and one by the County Commissioners. The Legal Ad for the hearings was published in The Enterprise on 8/30/02 and 9/06/02. The following comments on the proposed Zoning Ordinance Text Amendments were received:

(1) Elaine Williams, North Indian Creek Estates
Dirt bikers on the 6-acre lot next door to her have made roads 11' to 14' wide and are subjecting her and her husband to noise and dirt every night and on weekends. Need clarification on noise standards of Chapter 61 which state that the standards are not applicable to single-family residential unless otherwise stated.

The Planning Director will look into.

(2) Jim Nicholson
Question answered by DPZ staff member. Will submit written comments.

(3) Barbara Ferrante, Jones Wharf Road
Page 51-43, Home Occupations, sub paragraph (9). Change to agree with Land Use #40 on Page 50-10 and allow Dog Grooming (Animal Sales and Services) as home occupation in the RPD.

Staff will make sure Ms. Ferrante's letter is included in the public comments to the Commissions.

(4) Clare Whitbeck, Leonardtown
Proposed APF Changes – We cannot be trading overcrowded schools for housing problems. Must find another way to solve that problem. Proposed Page 70-4 revision changes only what the developer brings to the table. If the County Commissioners set up service areas and the Zoning Administrator must use attendance areas set up by Board of Education (Page 70-10) to determine APF we are at loggerheads. This is a very complicated issue and should not be included in with other changes. Please set this aside and consider it later. Suggests the County Commissioners sit down with the Board of Ed and work out what is best for the children and, then, any tweaking that must be done to accommodate housing.

(5) Ken Hastings, Mechanicsville
Objects to proposed “weakening” of APF. Board of Ed is better qualified to set service areas and less inclined to grant political favors for developers in areas where there are not enough school seats. Impact Fee study is a defensible way to determine student yield; maybe we need another EIF study to get better numbers. Appears County may be trying to get around one aspect of APF for one developer who has a problem with school seats. Everyone should be following the same, consistent rules, set up “up front,” not changed on a case-by-case basis. The ZO text should stay the same – it's probably better now than changed as proposed.

(6) Walter Burch, California
The “watering down” of APF is wrong. The Commissioners justified 1:5 by proposing APF. If we knock APF down every time a developer runs into a problem we will defeat the purpose, which is to combat sprawl. Don't overcrowd our schools; they're already at capacity.

(7) Lee Edwards, Jones Wharf Road
Page 32-2, Minimum Side and Rear Setbacks – Please reduce setbacks to 2 feet for garages and outbuildings in the RPD. Current setbacks will not allow him to build a garage. Also agrees with first speaker regarding noise control. German shepherds on neighbor's 4-acre lot come up to the fence and the barking has been going on for a year, keeping him and his wife awake at night. Horses come up to the back corner of his house and do their business. Ordinance allows as many horses as they want, but somebody has to clean up the mess.

(8) Joseph Guy, Hopton Park Plaza
Property has been downzoned from Commercial to RCL. Four tenants – Guy & Guy Masonry, T&R Enterprises, The Tire Center, and Chesapeake Wholesalers – want to expand but cannot do it under RCL. Will be sending a package of information to Mr. Grimm. 4.7 acre parcel, with only 1.5 acres being used. Was allocated 3 EDUs to Banneker sewer line for failing

systems, but only 3 EDUs for 7 existing users. This has been a commercial corner since 1838 and he has paid taxes on it for 30 years. Property is their retirement but has lost 1/3 of its value. Ordinance has compromised their ability to do a lot of things. Chesapeake Wholesalers will move if they can't build their new building.

Mr. Grimm responded that he believes Mr. Guy's use is permitted and said he had offered to write a letter to that effect. If Mr. Guy's use is not covered under the RCL, Mr. Grimm said he would offer a suggested amendment to clarify it. He asked that Mr. Guy provide him with a copy his home improvement survey, if one exists.

Mr. Guy said he does not have an EDU for his son to build a new building, but the bean field across the road was given 85 three years ago.

Mr. Grimm will report back on the zoning for Griffin Carpet and the Mattingly property.

(9) Attorney Joe Densford, speaking for himself

APF - Schools are overcrowded by people, not developers, who move here for better jobs and economic good times and, principally, because of Patuxent River, and the County must be responsible for providing schools for people who accept those jobs. The joint strike fighter contract alone is bringing 700 jobs to the County, spread out over a period of time.

He is as concerned about APF as the Chamber of Commerce was, envisioning an inappropriate delegation to the Board of Ed to determine what schools it would build and, without which, no new housing would be allowed, even within the Development Districts. This is wrong, and misses an opportunity to address density in the RPD. Use APF as a tool to guide residential development into the development districts and out of the RPD and move away from the arbitrariness of the numbers, which everyone seems to be focused on. We need development. We have a housing shortage and it's going to get worse.

(10) Surveyor Bob Trautman

Commissioner Raley stated he had received a letter today from Surveyor Bob Trautman regarding regulations on gravel pits. Mr. Raley said it was addressed to the Board of County Commissioners but it wound up with him, and he wanted to make sure it got into the record.

(11) Sarah Swales, Pleasant Valley Estates

Reduce Side and Rear Yard Setbacks - 30-foot side yard setback in the RPD will not allow her to construct a storage shed on her lot. 50% of her 2-acre lot is Forest Conservation Area and she has no other place to put it.

Mr. Grimm states there is a proposed change in this set of amendments to reduce both side and rear yard setbacks to "0" with notarized concurrence from the adjoining property owner. The notarized concurrence from the neighbor will be required to be recorded. There could be a change to go to 5 feet by right, and he will look at Schedule 32.1, which is where that change would go. Commissioner Guazzo says setbacks in RPD are 15' & 20'. Staff will look into.

Mapping Changes

(1) Howard Thompson, Hollywood, speaking for Jack and Sue Gelrud
Zoning has changed on Gelrud property at MD 235 and 245. Has written letter to Planning Director asking him to look at this.

(2) Bob Lewis, Co-President of Potomac River Association, PO Box 76, Valley Lee

The PRA believes the 1990 and 2002 mapping of Myrtle Point as a PUD were mistakes. The 1983 PUD Ordinance for Myrtle Point said if no development

occurred within 5 years the PUD would be vacated. At the end of 5 years there was no preliminary plan and no development - nothing to justify grandfathering the PUD on the property. Please correct the mistake and sunset the PUD on the Myrtle Point property.

(3) F. Elliott Burch, Jr., Mechanicsville-Chaptico Road
Mapping error on his property on Abell's Wharf Road. Please respond to his letter dated 3/3/02 asking why the property didn't retain the 1990 zoning and to his second letter asking how he would go about correcting the zoning since the Ordinance has been passed.

Subdivision Ordinance Amendments

(1) Pat Russell, 45170 Clarks Mill Road, Hollywood
Bought 20 acres 7 years ago and deeded one acre to his sister 1-1/2 years ago. When he bought the land part of the package was a 50-foot right-of-way, but they couldn't use it to put in a road to serve his sister's house because the land there was too steep; also had to change the house location. Requests approval for his sister to be able to use his existing road. Land has been perc'd and deeded and sister is paying taxes on it but she can't put anything on it. Feels they should be grandfathered under the old Ordinance which allows up to 5 users on a private road without bringing it up to minimum standards Mr. Russell says he just put 100 tons of recycled asphalt on the road to improve it. His sister's house will be the 5th house in the Breezy Acres Subdivision.

(2) Surveyor Bob Trautman
Private Road Design Standards - Why are we designing private roads in minor subdivisions? Very costly for an individual to redesign a road to accommodate one lot - issue is whether to use August 1, 1986 or May 13, 2002 as the date for exemption of existing roads, but we still need relief in situations where the gravel road is adequate to serve 1-5 lots. Why can't it just stay that way?

This provoked a lengthier discussion. Commissioner Raley doesn't have a problem with minimal standards for new private roads; the problem is having minimum standards apply to roads that existed as of record prior to the date of the Ordinance. Mr. Grimm replied that the issue is whether to continue to allow August 1, 1986 as the cutoff date for exemptions or whether to bring it up to May 13, 2002. Commissioner Randall asked about private roads that serve 16 and more users? Mr. Grimm replied that a variance process from the requirement is available, but it is more difficult now to meet the standards. Commissioner Guazzo noted that some minor subdivisions have more land behind them and she had asked for an revision that a minor subdivision could continue to be served by a private road if there were farmsteads attached to it. *Mr. Grimm replied he would investigate further but believes Section 30.3 on Page 30-2 is what Ms. Guazzo is referring to. It is also addressed in the definition of "Minor Subdivision."*

Surveyor Herb Redmond agreed with Mr. Trautman that something more is needed on the standards of Table 30.11.3 on Page 30-12. He also asked that "rural" and "urban" be defined.

Chairman Frank Taylor closed the Planning Commission's hearing at 8:15, announcing that the record would remain open for 10 days, until close of business on September 27th. The Commission will consider public comment and make a recommendation to the Board of County Commissioners at its October 15, 2002 meeting.

President Julie Randall closed the County Commissioners' hearing at 8:16 p.m., stating the Commissioners' record would remain open until close of business on October 17, 2002.