

**MINUTES OF THE ST. MARY’S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, February 11, 2019**

Members present

J Howard Thompson
Joseph L VanKirk
Clarke Guy
Martin Siebert
Caroline King
Joseph St. Clair- Alternate

Members Absent

William R Hall III
Joseph Fazekas

Land Use and Growth Management Staff Present

Bill Hunt, AICP, Director
Laura Kay, Planner III
Sandie Greene, Recording Secretary

County Government Supporting Staff Present

David Weiskopf, County Attorney
James Tanavage, Assistant County Attorney
John Deatrick, Director, Department Public Works

Other Agencies, Supporting Staff Present

Andrew Balchin, Assistant Engineer, St. Mary’s Metropolitan Commission (METCOM)

The meeting was called to order by Chair, Howard Thompson at approximately 6:30 p.m.

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. NEW BUSINESS

APPROVAL OF THE MINUTES

*Commissioner Clarke made a motion to approve the minutes of December 10, 2018.
Commissioner VanKirk seconded. The motion passed unanimously.*

*Commissioner Clarke made a motion to approve the minutes of January 9, 2019.
Commissioner VanKirk seconded. The motion passed unanimously.*

*Commissioner Clarke made a motion to approve the minutes of January 28, 2019.
Commissioner VanKirk seconded. The motion passed unanimously.*

Mr. Joe St. Clair, Planning Commission, Alternate asked to be recused from the Planning Commission meeting until his personal case, CONCEPT SITE PLAN # 18-13200005, River's Crest K-9 Services, could be heard and a decision made.

PUBLIC HEARING

Prior to the beginning of the Presentation Commissioner St. Clair recused himself from the case CONCEPT SITE PLAN # 18-13200005, River's Crest K-9 Services, as he is co-owner of the business.

1. CONCEPT SITE PLAN # 18-13200005, River's Crest K-9 Services
(Zoning Ordinance 10-02) Use #41 (Animal Boarding), Use #43 (Animal Sales and Service)
OWNER: SHERAL A. and JOSEPH A. ST. CLAIR
AGENT: SHAWN CATHCART
LOCATION: 38520 Ah Ha Lane, Avenue MD 20609
TM-0031 GRID-0019 PAR-0299 ED-07 TAX ID-038658
LAND USE: Rural Preservation
ZONING: Rural Preservation District, RPD
ACREAGE: 34.24

ACTION REQUESTED: Review of a Concept Site Plan for a canine boarding and training facility.

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1- Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments:

- 1 – Location Map
- 2 – Land Use Map
- 3 – Zoning Map
- 4 – Site Plan
- 5 – Conservation Plan
- 6 – Department of Public Works & Transportation Approval
- 7 – State Highway Administration Approval
- 8 – Health Department Approval
- 9 – Metropolitan Commission Approval
- 10 – St. Mary's Soil Conservation District Approval

Exhibit 3- Staff Power Point

Speakers Representing River's Crest K-9 Services:

Shawn Cathcart, Agent, 23611 Vanguard Way Leonardtown, MD 20650

Commissioner Chair, Thompson opened the hearing to public comment.

1. Steve King, 43495 Sunny Ridge Lane, Hollywood, MD 20636

Hearing no others, the case was closed to public comment.

Commissioner Guy made the motion: In the matter of Concept Site Plan # 18-13200005, River's Crest K-9 Services, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan approved.

Commissioner VanKirk seconded. The motion passed unanimously.

2. CONCEPT SITE PLAN # 18-13200013, Southstar Redevelopment
(Zoning Ordinance 1974) Restaurant, Automobile Filling Station, Car Wash, Candy & Ice Cream Store, Food Store, Grocery Store

OWNER: Southstar Limited Partnership

AGENT: St. John properties

LOCATION: 23344 Three Notch Rd, California MD 20619

TM-0034 GRID-0010 & 0015 PAR-0433 & 0521 ED-08 TAX ID-009848 & 009856

LAND USE: Industrial Areas

ZONING: Industrial, I / AE / PUD-IP

ACREAGE: 6.77

Action Requested: Review of a Concept Site Plan for a 5,376s.f. Convenience Store, 1,248s.f. Car Wash, 5,280s.f. fuel canopy, 5,520s.f. restaurant and 8,520s.f. restaurant.

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1- Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments

1 – Location Map

2 – Land Use Map

3 – Zoning Map

4 – Site Plan

5 – Conceptual Rendering

6 – Traffic Impact Study

7 – Resolution Z-90-04

8 – Resolution Z-90-04A

9 – Resolution 04-06

10a – Oak Crest Center Overall Site Development Plan

10b – Oak Crest Center Development Plan Section IV

11 – 1974 CZO Permitted Uses in I-1, C-1, and C-2 Zones

12 – Adequate Public Facilities Report

13 – Traffic Mitigation Plan

14 – Department of Public Works and Transportation Approval

15a – State Highway Administration Approval

15b – State Highway Administration Mitigation Plan Approval

16 – Health Department Approval

17 – Metropolitan Commission Approval

18 – St. Mary's Soil Conservation District Approval

Exhibit 3 – Letter from the Department of Public Works to KSchmid Traffic Concepts Inc.

Exhibit 4- Staff Power Point

Speakers Representing, Southstar Redevelopment:

1. Chris Longmore Esquire or Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101, Lexington Park, MD 20653
2. Andrew Roud of St. John Properties, 2560 Lord Baltimore Drive, Baltimore, MD 21244
3. Nick Brader of NJB Engineering, INC., 810 Gleneagles Court, Suite 311 Towson, MD 21286
4. Jim Gotsch of Soltesz, 23140 Moakley Street, Leonardtown, MD 20650
5. Ken Schmid of Traffic Concepts, Inc., 7525 Connelley Drive, Suite B, Hanover, MD 21076

Exhibit 4- Applicant Presentation

Exhibit 5 – Exhibit 5 Letter from MDOT to B. Glenn of LUGM

Exhibit 6 - Exhibit 6 Letter from DPW to K. Schmidt, Traffic Consultant

Commissioner Chair, Thompson opened the hearing to public comment.

1. *Sahil Malhotra of Bollywood Masala, 23418 Three Notch Road California, MD 20619*

Hearing no others, the case was closed to public comment.

Commissioner Siebert made the motion: In the matter of Concept Site Plan # 18-13200013, Southstar Redevelopment, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved with the following conditions:

1. *The Use and Occupancy Permit will not be issued until the required State Highway Administration mitigation is complete for the first phrase.*
2. *Adequate sidewalk space in front of the entire project shall be provided for the final approval by Land Use Growth Management, Director.*

Commissioner Guy seconded. The motion passed unanimously.

DISCUSSION

3. Lexington Park Development District Master Plan zoning map and text amendment review
 - Lexington Park Development District Land Use and Zoning Reference Guide
 - St. Mary's County Comprehensive Zoning Ordinance Draft of Schedule 50.4, Use Classifications, Use Types and Location within Zoning Districts.
 - Uses in the Zoning Districts in the Lexington Park Development District

Presented by: Bill Hunt, Director, Land Use and Growth Management

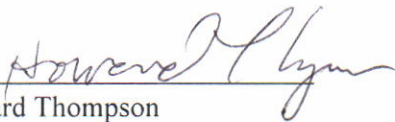
Bill Hunt, then introduced the St. Mary's County Comprehensive Zoning Ordinance Draft of Schedule 50.4, Use Classifications, Use Types and Location within Zoning Districts and the Uses in the Zoning Districts in the Lexington Park Development District to be discussed in a January 25, 2019 Workshop.

ADJOURNMENT

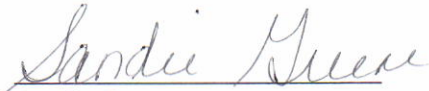
*A motion to adjourn was made at 9:00 p.m. by Commissioner Guy.
Commissioner Siebert seconded. The motion passed unanimously.*

Approved in open session:

February 25, 2019



Howard Thompson
Chairman



Sandie Greene
Recording Secretary