

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, March 25, 2019**

Planning Commission (Monday, March 25, 2019)
Generated by Sandie Greene on Tuesday, March 26, 2019

Members present

J Howard Thompson, Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Martin Siebert, Caroline King, Joseph StClair, alternate

Absent

William Hall

Land Use and Growth Management Staff Present

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

County Government Supporting Staff Present

David Weiskopf, County Attorney
James Tanavage, Assistant County Attorney
Anuj J. Patel, Assistant County Attorney
John Deatrick, Director, Department Public Works

St. Mary's Metropolitan Commission (METCOM)

Andrew Balchin, Assistant Engineer

Meeting called to order at 6:30 PM

1. ROLL CALL

2. CALL TO ORDER

3. AGENDA

4 REVIEW OF MINUTES

Approval of the March 11, 2019 minutes

I move to accept the minutes of March 11, 2019 with the amendment to include Martin Siebert recused himself for the AE Zoning and Text Review Discussion.

Motion by Clarke Guy, second by Joseph StClair.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Martin Siebert, Caroline King, Joseph StClair

5 PUBLIC HEARING: Concept Site Plan(#17 13200002 Smith Repair Shop)

(Zoning Ordinance 10-02) (Use #58, Maintenance and Repair Service, Minor)

OWNER: Troy Berry & Cheryl Casteel

AGENT: VARC, LLC

LOCATION: 20172 Piney Point Rd, Callaway MD 20620
 TM-0057 GRID-0005 PAR-0058 ED-02 TAX ID-008637
 LAND USE: Rural Preservation
 ZONING: Rural Preservation District
 ACREAGE: 4.33

ACTION REQUESTED: Review of a Concept Site Plan for a 2,160 square foot maintenance and repair shop.

Presented by: Presented by: Laura Kay, Planner III, Land Use and Growth Management
 Exhibit 1- Proof of Public Hearing Announcement for all Cases presented on March 25, 2019
 Exhibit 2 – Staff Report

Attachments:

- 1 - Location Map
- 2 - Land Use Map
- 3 - Zoning Map
- 4 - Site Plan
- 5 - Conceptual Rendering
- 6 - Adequate Public Facilities Report
- 7 - Department of Public Works and Transportation Approval
- 8 - State highway Administration Approval
- 9 - Health Department Approval
- 10 -Metropolitan Commission Approval
- 11 -St. Mary's Soil Conservation District Approval

Exhibit 3 – Staff PowerPoint

Speakers representing Smith's Repair Shop, 20172 Piney Point Road, Piney Point MD 20670
 Donnie Estevez, VARC, LLC, 46925B South Shangri La Drive, Lexington Park, MD 20653

Commissioner Chair, Thompson opened the hearing to public comment, hearing no others; the case was closed to public comment.

I move in the matter of Concept Site Plan # 17-13200002, Smiths Repair Shop, 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 Correct LUGM control number to 17-132-002.*
- 2. Add a general note stating parking spaces required and parking spaces provided.*
- 3. Add a General Note addressing proposed FAR.*
- 4. Provide more than the required number of spaces without justification approved by the Planning Director.*
- 5. Follow the outstanding Condition D as written in the Staff Report.*

Motion by Martin Siebert, second by Clarke Guy.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Martin Siebert, Caroline King, Joseph St Clair

6 PUBLIC HEARING: Concept Site Plan (# 18 13200020, Willows Run Building 700)

(Zoning Ordinance 10-02) (Use #63 (Office); Use #80 (Warehousing and Storage))

OWNER: Willows Run LLP

AGENT: Little Silences Rest, Inc.

LOCATION: 46900 Bradley Blvd, Lexington Park, Maryland 20653

TM-0051 GRID-0011 PAR-0577 ED-08 TAX ID-097623

LAND USE: Office and Business Park

ZONING: Office and Business Park, OBP / APZ-2
ACREAGE: 4.77

ACTION REQUESTED: Review of a Concept Site Plan for a 26,000 square foot office and warehousing and storage building.

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

Exhibit 1- Proof of Public Hearing Announcement for all Cases presented on March 25, 2019

Exhibit 2 – Staff Report

Attachments:

- 1 - Location Map
 - 2 - Land Use Map
 - 3 - Zoning Map
 - 4 - Site Plan
 - 5 - Adequate Public Facilities Report
 - 6 - Department of Public Works and Transportation Approval
 - 7 - State Highway Administration Approval
 - 8 - Metropolitan Commission Approval
 - 9 - Health Department Approval
 - 10 –St. Mary’s Soil Conservation District Approval
 - 11 –Patuxent River Naval Air Station Approval
 - 12- Maryland Department of the Environment Comments
- Exhibit 3 – Staff PowerPoint

Speakers representing Willows Run LLP

Gene Burroughs Little Silence Rest, Inc. 41650 Courthouse Drive Leonardtown, Maryland 20650

Commissioner Chair, Thompson opened the hearing to public comment.

Sabrina Hecht, Community Planning Liaison, Patuxent Air Station, Patuxent River, Maryland 20670

Commissioner Chair, Thompson, closed the hearing to public comment.

I move in the matter of CONCEPT SITE PLAN # 18-13200020, Willows Run Building 700, 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 most of the requirements for concept approval, I move that the concept site plan be approved with the following conditions:

- 1. The subject property is an outparcel and therefore does not have a development right. A subdivision has to be completed before final site plan approval can be given.*
- 2. Wetland delineation performed and approved by the Maryland Department of the Environment prior to construction.*
- 3. Storm Water Management performed subject to the requirements of DPW&T and inspection done to insure all appropriate actions taken to negate any damage to adjacent properties.*

Motion by Martin Siebert, second by Clarke Guy.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Martin Siebert, Caroline King, Joseph StClair

7 PUBLIC HEARING: Airport Environs Subdistricts Zoning Map Amendment

Prior to the discussion of the County AE reports Commissioner Siebert and later Commission Thompson recused themselves from both the Airport Environs Subdistricts Zoning Map Amendment and the Airport Environs Sublayers Text Amendment.

Presented by:

John Dietrick, Director, Public Works and Transportation and Bill Hunt, Director, Land Use and Growth Management.

Exhibit 7 – Maps: The Airport Environs (AE) Overlay

Exhibit 8 - Ordinance Airport Environs Zoning Map

Exhibit 9 - Staff PowerPoint

Commissioner Vice Chair, Van Kirk opened the hearing to public comment.

1. Chris White, 44735 Maguire Way Apartment B, California, MD 20619

2. Lori White, 44735 Maguire Way Apartment B, California, MD 20619

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

I move that the Planning Commission recommend to the Commissioners of St. Mary's County the approval of the amendment to the Official Zoning Map to show the Airport Environs Subdistricts.

Motion by Clarke Guy, second by Caroline King.

Final Resolution: Motion Carries

Yea: Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Caroline King, Joseph StClair

Abstain: J Howard Thompson, Martin Siebert

8 PUBLIC HEARING: Airport Environs Sublayers Text Amendment

Presented by: Bill Hunt, Director, Land Use and Growth Management and John Dietrick, Director, Public Works and Transportation

Exhibit 10- Airport Environs Text Amendment

Exhibit 11- Strike Through and Underline Changes

Commissioner Vice Chair, VankKirk opened the hearing to public comment; Hearing no others, the case was closed to public comment.

I move that the Planning Commission recommend to the Commissioners of St. Mary's County the approval of the text amendment to the Comprehensive Zoning Ordinance regarding the Airport Environs Overlay.

Motion by Clarke Guy, second by Joseph StClair.

Final Resolution: Motion Carries

Yea: Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Caroline King, Joseph StClair

Abstain: J Howard Thompson, Martin Siebert

9 ADJOURN

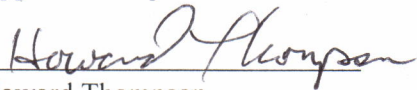
I move to adjourn the March 25, 2019 Planning Commission Meeting. The time is 8:30 p.m.

Motion by Clarke Guy, second by Joseph L VanKirk.

Final Resolution: Motion Carries

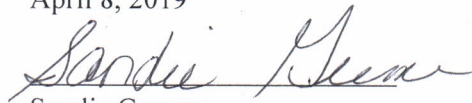
Yea: J Howard Thompson, Joseph L VanKirk, Clarke Guy, Joseph Fazekas, Martin Siebert, Caroline King, Joseph StClair

Approved in open session:



Howard Thompson
Chairman

April 8, 2019



Sandie Greene
Recording Secretary