

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, April 8, 2019**

Planning Commission (Monday, April 8, 2019)

Generated by Sandie Greene on Thursday, April 11, 2019

Members present

J Howard Thompson, Chairman
Joseph L VanKirk, Co-Chair
Joseph Fazekas
Martin Siebert
Caroline King
William R Hall III

Members Absent

Clarke Guy
Joseph St. Clair

Meeting called to order at approximately 6:30 p.m.

1. ROLL CALL

2. CALL TO ORDER

3. AGENDA REVIEW/ADDITIONS-DELETIONS

Presentation: A. Agenda Review: Find the Planning Commission Agenda at:
boarddocs.com/md/stmarysco/Board.nsf/Public

4. REVIEW/APPROVAL OF MINUTES

I move to approve the minutes of March 25, 2019.

Motion by Joseph Fazekas, second by Joseph L VanKirk

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L VanKirk, Joseph Fazekas,
Martin Siebert, Caroline King, William R Hall III

5. PUBLIC HEARING: 19-20000001, Callaway Commercial Comprehensive Water and Sewer Amendment (CWSP)

A. 7-Eleven Callaway, Case No. 19-200-001

OWNER: George M. Bowes, Sr. and Loriann M. Bowes

AGENT: Ben Dyer Associates, Inc. James Erdman, Neil Offenbacher 9375 Chesapeake Street,
Suite 227 La Plata, Maryland 20646

Contract Purchaser: John M. Stoltzfus

LOCATION: 20744 Piney Point Rd and 20915 Point Lookout Rd, Callaway MD 20620

TM-0050 GRID-0016 PAR-0117 ED-02 TAX ID-011123 and 006103

LAND USE: Mixed-Uses Low Intensity

ZONING: Village Center Mixed Use (VMX)

ACREAGE: 1.11

ACTION REQUESTED:

- 1) Conduct a public hearing.
- 2) Close the record.
- 3) Forward a recommendation to the Commissioners of St. Mary's County.

Amend service area maps III-50 and IV -50 to change the water and sewer services categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed).

Presented by: Kathleen Easley, Deputy Director, Land Use and Growth Management
Exhibit 1 – Proof of Publication
Exhibit 2- Staff Report
Exhibit 3 –Application for Amendment to the Comprehensive Water & Sewerage Plan
Exhibit 4 –Staff PowerPoint

Public Hearing notice was advertised in the Enterprise on March 20, 2019, and March 27, 2019.

Speakers :

Andrew Balchin, Assistant Engineer, St. Mary's Metropolitan Commission
Ben Dyer Associates, Inc, James Erdman, 9375 Chesapeake Street, Suite 227,
La Plata, Maryland 20646

Presented by: Kathleen Easley, Deputy Director, Land Use and Growth Management
Critical Area Commission for the Chesapeake & Atlantic Coastal Bays
Lisa Hoerger, Mapping and Regulations Coordinator
Ryan Mello, Eastern Shore Regional GIS Cooperative
Susan Makhlof, Planner representing St. Mary's County

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 requested amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the proposed 7-Eleven Callaway CWSP Amendment, Case No. 19-200-001: having accepted the staff report dated March 14, 2019, and having held a public hearing on the request to amend the CWSP, and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Commissioners of St. Mary's County that service area maps III-50 and IV-50 be amended to change the service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 50, Grid 16, Parcels 117 and 259, in the 2nd Election District; I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Commissioners of St. Mary's County.

Motion by Martin Siebert, second by William R Hall III

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L VanKirk, Joseph Fazekas, Martin Siebert, Caroline King, William R Hall III

6. DISCUSSION: Chesapeake Bay Critical Area Commission Map Updates

Critical Area Commission Presentation by:

Lisa Hoerger, Mapping and Regulations Coordinator

Susan Makhlouf, Planner

Ryan Mello, Eastern Shore Regional GIS Cooperative

Exhibit 5 - Staff Memo

Exhibit 6 - Critical Area Mapping Updates FAQ

Exhibit 7 - Critical Area Mapping Update Project, St. Mary's

7. ADJOURN

I move to adjourn the April 8, 2019, Planning Commission Meeting. The time is 7:49 p.m.

Motion by Joseph L VanKirk, second by Martin Siebert

Final Resolution: Motion Carries

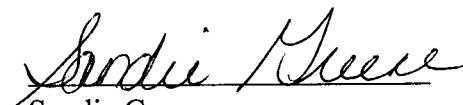
Yea: J Howard Thompson, Joseph L VanKirk, Joseph Fazekas, Martin Siebert, Caroline King, William R Hall III

Approved in open session:

June 10, 2019



Howard Thompson
Chairman



Sandie Greene
Recording Secretary