

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, July 23, 2018**

Members present: Howard Thompson-Chair; Joseph VanKirk –Vice Chair; Martin Siebert, Hal Willard, Clarke Guy, Joseph Fazekas, William Hall and Caroline King, Alternate

Bill Hunt, Director; Kathleen Easley, Deputy Director; Brandy Glenn, Planner II; Laura Kay, Planner II and Sandie Greene, Recording Secretary; were present from the Department of Land Use and Growth Management.

Sue Veith, Environmental/Conservation Planner, Department of Economic Development

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney

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

APPROVAL OF THE MINUTES

*Commissioner Guy made a motion to approve the minutes of July 9, 2018
Commissioner Willard seconded. The motion passed unanimously.*

PUBLIC HEARING

CONCEPT SITE PLAN # 18-13200010, Brubacher Buggy Shop
(Zoning Ordinance 10-02) Use #83 (Production Industry, Custom)

OWNER: Elmer Brubacher

LOCATION: 24025 Brubacher Ln, Leonardtown MD 20650

TM-0032 GRID-0001 PAR-0184 ED-03 TAX ID-003728

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD

ACREAGE: 58.81

ACTION REQUESTED: Review of a Concept Site Plan for a new 2,760 square foot Buggy Shop.

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 – State Highway Administration Approval
- 6 – Department of Public Works and Transportation Approval
- 7 – Health Department Approval
- 8 – St. Mary's Soil Conservation District Approval
- 9 – Board of Education Letter

Exhibit 3- Staff Power Point

Exhibit 4- Letter from the Kimberly Howe, Director of Capital Planning, St. Mary's County Public Schools

Speakers Representing Brubacher Buggy Shop:
Elmer Brubacher 24020 Brubacher Lane, Leonardtown, MD 20650

Commissioner Chair Thompson opened the hearing to public comment hearing none, closed the hearing to public comment.

Commissioner Siebert made the motion: In the matter of CONCEPT SITE PLAN # 18-13200010, Brubacher Buggy 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.

Commissioner Guy seconded. The vote was unanimous.

DISCUSSION

1. Lexington Park Development District Master Plan zoning map review

Presented by: Kathleen Easley, Deputy Director, Land Use and Growth Management
Exhibit 1: LPDD Proposed Zoning Overview
Exhibit 2: LPDD Current (Approved) Zoning Overview

The Overviews are found on the County Website: <https://www.stmarysmd.com/gis>

Note: When reviewing the maps the LPDD areas are outlined in red on each map.

The following requests were made by the Planning Commission to Bill Hunt, Director and Kathleen Easley, Deputy Director, Land Use and Growth Management:


- Send the Planning Commission a link to the GIS maps on the County website.
- Request that the GIS staff match the table of contents zoning colors for proposed zoning to original colors and create a way to identify changes.
- Will the RPD zoning restrict water and sewage? What types of limited building structures are permitted?
- When a change is projected in zoning, what would the new zoning restrictions entail?
- Request Bob Kelly, Chief Information Officer, or his GIS staff to attend meetings moving through the review of the GIS maps.
- Members requested a final copy of the Land Use Maps approved in 2018 by the Commissioners of St. Mary's County.
- Cross out the land that is not LPDD, but allow the original colors and names to show through.
- Request Commissioner King to bring a copy of the Master Plan for Myrtle Point Park from the Recreation and Parks Board.

ADJOURNMENT

*A motion to adjourn was made at 7:40 p.m. by Commissioner Guy.
Commissioner Siebert seconded. The motion passed unanimously.*

Approved in open session: August 13, 2018


Howard Thompson
Chairman


Sandie Greene
Recording Secretary