

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, September 14, 2009**

Members present were Brandon Hayden, Vice-Chairman; Shelby Guazzo, Susan McNeill, Merl Evans, Martin Siebert, and Lawrence Chase. Steven Reeves was excused. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; Phil Shire, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Gracie Brady, Historical Planner; Dave Chapman, Capital Facilities Planner; Sue Veith, Environmental Planner; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

The Vice-Chair called the work session to order at 6:00 p.m.

**WORK SESSION – COMPREHENSIVE PLAN**

The Commission reviewed the staff recommendation responses to written comments.

The Commission suspended the work session at 6:32 p.m. for the regular meeting.

The Vice-Chair called the regular meeting to order at 6:33 p.m.

**APPROVAL OF THE MINUTES** – The minutes of August 24, 2009 were approved as presented.

**DISCUSSION**

**#08-200-003 Mill Cove Manor & #08-200-004 Mill Cove Harbor**

Mr. Weiskopf asked that the Commission reconsider the Mill Cove Manor and Mill Cove Harbor and set it on one of the next two agendas for another vote on amending the CWSP for the two subject properties.

Ms. McNeill asked why the Board of Appeals decided not to hear the case. Mr. Weiskopf stated the Board of Appeals felt the Planning Commission did not make a final decision for recommendation to the Board of County Commissioners. Mr. Evans asked which findings of fact were not addressed. Mr. Weiskopf stated they were all addressed however the motion was to deny the applications and this motion ultimately failed. Ms. Guazzo stated there are many times when motions fail for a lack of majority. Ms. Guazzo stated in the past this has not been an issue. Ms. Guazzo stated she feels a decision was made and should be forwarded to the County Commissioners. Mr. Weiskopf explained the motion was a double negative and a second vote should have been made.

Mr. Evans stated if we would have made the motion properly the first time we would not be here now. ***Mr. Evans made a motion in the matter of CWSP #08-200-003 Mill Cove Manor and CWSP #08-200-004 Mill Cove Harbor to reconsider for proper recommendation to the Board of County Commissioners and to waive additional testimony and Mr. Chase seconded. The motion passed by a 4-1-1 with Ms. Guazzo opposed and Ms. McNeill abstained.***

**ADJOURNMENT**

The meeting was adjourned at 6:50 p.m.

**RESUME WORK SESSION – COMPREHENSIVE PLAN**

Vice-Chair Hayden resumed the work session at 6:52 p.m.

The Planning Commission continued the review of the staff recommendation responses to written comments and questions.

**ADJOURNMENT**

The work session was adjourned at 9:25 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:      September 28, 2009

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Stephen T. Reeves  
Chairman