

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, November 13, 2017**

Members present: Howard Thompson—Chairman, Shelby Guazzo- Co Chair, Martin Siebert, Hal Willard, Joseph VanKirk, Patricia Robrecht, Clarke Guy and Caroline King, Alternate

Kathleen Easley, Senior Planner; Yvonne Chaillet, Zoning Administrator; Bob Bowles, Planner IV; Susan McCauley, Planner III; Brandy Glenn, Planner II Development Facilitator and Sandie Greene Recording Secretary were present from the Department of Land use and Growth Management.

Bob Kelly, Director & Chief Information Officer of the Department of Emergency Services and Technology David Weiskopf, Deputy County Attorney and Deborah Settle of St. Mary's Metropolitan Commission

The meeting was called to order by Chairman Thompson at 6:36 p.m.

Commissioner Guazzo made a motion to adjust the agenda to reflect the following order of events:

1. *Review and approval of the 2018 Planning Commission and Technical Evaluation Committee Schedule.*
2. *Final Review of the Lexington Park Development District Master Plan land use maps.*
3. *Continued, Concept Site Plan # 17-13200004, Randy Sloan Equipment Storage*
4. *Comprehensive Water and Sewage Amendment #17-20000003 PELBPS Commercial Townhouse Buildings.*

Commissioner Willard seconded. The motion passed unanimously.

APPROVAL OF THE MINUTES

Commissioner VanKirk made a motion to approve the minutes of October 23, 2017.

Commissioner Guazzo seconded. The motion passed unanimously.

DISCUSSION

1. Review and approval of the 2018 Planning Commission and Technical Evaluation Committee schedule.

Presenter: Bob Bowles, Planner IV, Land Use and Growth Management

Commissioner Siebert made the motion in the review and approval of the 2018 Planning Commission and Technical Evaluation Committee schedule to accept the dates as provided. Commissioner Guy seconded. The motion passed unanimously.

2. Final review of Lexington Park Development District Master Plan land use maps.

Presenters: Bob Kelly, Director & Chief Information Officer of the Department of Emergency Services and Technology; Kathleen Easley, Senior Planner and Bob Bowles, Planner IV from the Department of Land Use and Growth Management

Mr. Kelly clarified on Proposed Map 28, the Elks Lodge across from the Bay District Fire House, is showing on the presented maps as Open Space (green), however it should reflect as a Non Profit (blue), owned by the Elks Lodge.

Commissioner Guazzo made the motion in the review and approval of the Lexington Park Development District Master Plan land use maps and having held several meetings examining the corrections on the approved proposed maps. Commissioner Siebert seconded. The motion passed unanimously.

PUBLIC HEARING

1. CONCEPT SITE PLAN # 17-13200004, RANDY SLOAN EQUIPMENT STORAGE
(Zoning Ordinance 10-02) (Use # 47)

OWNER: Randal Harvey Sloan

AGENT: Chesapeake Trails Surveying / Jay Hopson Consulting, LLC

LOCATION: 24260 Maypole Road, Leonardtown, MD 20650

TM-025 GRID-09 PAR-0071 ED-03 TAX ID-029239

ZONING: RPD LAND USE: Rural Preservation District (RPD) ACREAGE: 32.87

ACTION REQUESTED: Review of a Concept Site Plan for 213,713 sq. ft. outdoor construction material and equipment storage.

Presented by: Susan McCauley, Planner III, Land Use and Growth Management

Exhibits:

1. Staff Report November 13, 2017
2. Staff Report October 23, 2017

Speakers: Representing Sloan Equipment Storage: Jay Hopson, Consulting, LLC; Christopher Longmore of Dugan, McKissick & Longmore, LLC; Barry Vukmer of Chesapeake Trails Surveying, LLC, Mike Ulrich of Traffic Concepts Incorporated and Randy Sloan of Randy Sloan Equipment Storage

Citizen Speakers who spoke against the changes:

Kathy York, 25540 Friendship School Road, Mechanicsville, MD 20659

Matthew Quinn, 25375 Maidenside Lane, Leonardtown, MD 20650

Citizen Speakers who spoke in favor of the changes:

Harry A. Zimmerman, 25758 Friendship School Road, Mechanicsville, MD 20659

Joe Zimmerman, 24630 Maypole Road, Leonardtown, MD 20650

Curtis Grice, employee and neighbor of Randy Sloan Equipment and Storage

Commissioner Guy made the motion in the matter of Concept Site Plan # 17-13200004, Randy Sloan Equipment Storage, 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 VanKirk seconded. The motion passed unanimously.

2. PELBPS LLC Commercial Office Units CWSP Amendment, Case No. 17-200-003

Proposed: Amend service area maps III-34 and IV-34 to change the water and sewer service categories from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed) and S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for .97 acre at 23458 Three Notch Road California, MD. The property is described in a deed recorded among the Land Records of St. Mary's County in Book No. 4189, Page 251 and is designated as Tax Map 34, Grid 9, Parcel 157 in the 8th Election District. The property is located approximately 300 feet southeast of the most southerly intersection of Mervell Dean Road and Three Notch Road. The amendments are requested in anticipation of providing community water and sewer service for proposed commercial development.

Presented by: Kathleen Easley, Senior Planner, Land Use & Growth Management

Exhibits:

1. Staff Report

Public Speaker: None

Commissioner Siebert made the motion in the matter of the requested amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the PELBPS LLC Property, Case No. 17-200-003, I move that the Planning Commission recommend to the Commissioners of St. Mary's County designee that service area maps III-34 and IV-34 be amended to change the water and sewer service categories from W-6D and S-6D to W-3D and S-3D for the property described as Tax Map 34, Grid 9, Parcel 157 in the 8th 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 designee. Commissioner VanKirk seconded. The motion passed unanimously.

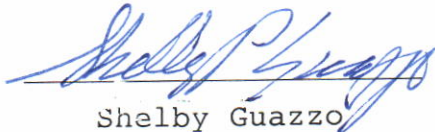
On this date November 13, 2017, Commissioner Thompson, Chair of the Planning Commission signed PC Resolution 17-04 Comprehensive Water and Sewerage Plan designating 0.97 acres described in a deed recorded among the Land Records of St. Mary's County in Book No. 4189, page 251 and located at 23458 Three Notch Road California, MD 20619, as Water Category W-3D and Sewer Category S-3D. CWSP #17-003, PELBS, LLC.


ADJOURNMENT

A motion to adjourn was made at 8:30 p.m. by Commission Siebert. Commissioner Willard seconded. The motion passed unanimously.

Approved in open session:

December 11, 2017


Shelby Guazzo
Co Chair


Sandie Greene
Recording Secretary