

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, June 12, 2017**

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

Bill Hunt, Acting Director; Bob Bowles, Development Services Manager; Kathleen Easley, Senior Planner; Susan McCauley, Planner II were present from the Department of Land Use and Growth Management.

John Groeger, Acting Director of the Department of Public Works and Transportation and George Sparling, County Attorney, Debbie Settle, MetCom.

The meeting was called to order by Chairman Thompson at approximately 6:33 p.m.

**APPROVAL OF THE MINUTES**

*Commissioner Clarke Guy made a motion to approve the minutes of May 22, 2017. Commissioner Patricia Robrecht seconded. The motion passed unanimously.*

**PUBLIC HEARING**

**DISCUSSION**

**1. COMPREHENSIVE WATER AND SEWERAGE PLAN AMENDMENT,  
# 17-200-001 Dollar General Hollywood**

*Presented by Kathleen Easley: Senior Planner.*

*Exhibit 1- Proof of Property Posting Compliance dated May 24, 2017 had been mailed and received. Advertisement was listed properly on 5/24/17 with the Notice of Public Hearing by Billy Higgs. Proof of Property Posting Compliance had been mailed and received.*

*Exhibit 2- Staff report and attachments submitted by Kathleen Easley, Senior Planner regarding the Comprehensive Water and Sewerage Plan Amendment, # 17-200-001 Dollar General Hollywood.*

*Speaker: John Groeger, Acting Director of the Department of Public Works and Transportation and Debbie Settle of Metcom answered questions regarding the Amendment of the Plan.*

*Commissioner Joseph VanKirk made a motion In the matter of requested amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the proposed Dollar General - Hollywood CWSP Amendment, Case No. 17-200-001: having accepted the staff report dated May 5, 2017, 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-34 and IV-34 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 34, Grid 2, Parcel 651, at 23848 Mervell Dean Road in the 6th 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.*

*Commissioner Clark Guy seconded.  
The motion was passed unanimously.*

**2. CONCEPT SITE PLAN # 17-13200001, St. Mary's Marketplace, Phase II**

(Zoning Ordinance 10-02) (Use # 74, 76, 77, 78)

OWNER: Investors Acquisition Group, LLC

AGENT: Bohler Engineering

LOCATION: Northwest quadrant of MD 235 and MD 4

TM-034 GRID-16 PAR-0051, 0422, 0500, &amp; 0552 ED-08 TAX ID-099863, 029180, &amp; 021309

ZONING: CMX/AE ACREAGE: 13.69 PHASE II ACREAGE: 3.41

ACTION REQUESTED: Review of a Concept Site Plan for Phase II, a 23,772 sq. ft. shopping center continuation.

Presented by: Bob Bowles Development Services Manager and Susan McCauley, Planner II.

Exhibit 1- The public notice for Planning commission Public Hearing was published in the Enterprise on May 24, 2017 and May 31, 2017. The property has been posted in accordance with CZO requirements, Section 21.3.3. Certified mail receipts have been received and have been entered into the record of this public hearing. The Agenda was posted on the web site on June 5, 2017.

Exhibit 2- The Staff report and attachments were then presented for CONCEPT SITE PLAN # 17-13200001, St. Mary's Marketplace, Phase II., (Zoning Ordinance 10-02) (Use # 74, 76, 77, 78). Attachments include: Cross Sections, Sign Plans, Elevations, Conceptual Renderings, Site Plan Phase II and Traffic Impact Study,

Speakers: Individuals from St. Mary's Market Place, Phase II presented and answered questions for the Planning Commission. Present were: Matthew Allen with Klein Enterprises was the main presenter there as a representative of the owner/developer. In addition the following individuals represented Klein Enterprises: Joe DiMarco of Bohler Engineering; Project Manager, Eric McWilliams, Bohler Engineering, Landscape Architect; Ken Schmid, Traffic Concepts, Principal; John Hutch JP2 Architects, Principal and Christopher T. Longmore, Esq. of Dugan, McKissick & Longmore, L.L.C.

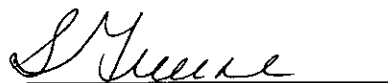
*Commissioner Martin Siebert made a motion: In the matter of CONCEPT SITE PLAN #17-13200001 St. Mary's Market Place Phase II having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved with the following conditions. (1) Pending Board of Appeals review and re approval as per deemed necessary by the Land Use and Growth Management Staff and the County Attorney.*  
*Commissioner Mr. Hal Willard seconded. The motion passed unanimously.*

**ADJOURNMENT**

*A motion to adjourn was made at approximately 9:55 p.m. by Commissioner Clarke Guy. Commissioner Martin Siebert seconded. The motion passed unanimously.*

Approved in open session:

June 26, 2017


Howard Thompson  
Chairman

Sandie Greene  
Recording Secretary