

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 19, 2017**

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

Excused Absence- Hal Willard

Bill Hunt, Acting Director; Brandy Glenn, Planner II were present from the Department of Land Use and Growth Management. Bob Kelly, Director & Chief Information Officer of the Department of Emergency Services & Technology and George Sparling, County Attorney.

The meeting was called to order by Chairman Thompson at approximately 6:33 p.m. Chairman Thompson reminded everyone that this meeting is a work session.

WORK SESSION

DISCUSSION

- 1. Review and discussion of Lexington Park Development District Master Plan (LPDD) Land Use and Zoning Presentation by Bob Kelly, Chief Information Officer and William Hunt, Acting Director of Land Use and Growth Management.**

Bob Kelly brought the following adjustments to area's 2, 3 & 4- both the original and corrected maps.

AREA 2: 3 PARCELS- 2nd and 3rd parcels 190811971- The original map shows land surrounding Hilton Dr. as both residential high and low density. The corrected map is now showing it as residential high Density. The Commission accepted this change.

Area 2: 3rd and 4th parcels - The original map shows both residential medium and residential low density. The corrected map is now showing residential medium density. The Commission accepted this change.

Area 3: off of Hermanville Rd. Mr. Kelly brought to the Commissions attention that Area 3 off Hermanville road is not a change in the map; but a difference in the comments on the actual map.

The Planning Commission has decided to table the discussion of Area 3 off of Hermanville Rd. until research of the 2005 minutes can be reviewed.

Additional map work session meetings have been scheduled for July 31 and September 18, 2017.

- 2. Mr. Hunt brought to the Commissions attention regarding Mr. John Parlett of Charlotte Hall MD; Mr. Parlett sent an email that filtered through the County Action log.**

History: Mr. Parlett has been attempting to make changes to his property since 2009 and sent a new request in March 2017. Mr. Hunt see's the error as a procedural mistake.

Mr. Siebert publically noted that he has had discussions with Mr. Parlett and that he, Mr. Siebert does not stand to gain on any decisions made on this piece of property.

Mr. Parlett states that in 2009 he petitioned the Planning Commission and the Commissioners of St. Mary's County regarding partials B and C property change the Office Business Park (OBP) property to Regional Low Density (RF). In 2009 the Commission changed partial C; however they did not change small piece adjacent to it. The 126 ft. wide 600+ in depth, cannot be built on with an OPD. Mr. Parlett was told that when the Lexington Park Master Plan was approved he was not invited to participate. Mr. Parlett explains in detail how the piece of property is unusable for him. He is again requesting a rezone as requested in August of 2009.

The Planning Commission directed Mr. Kelly to make the correction on the maps and the Planning Commission has made the decision to make the piece in question residential and to make the recommendation to the Commissioners of St. Mary's County for an adoption of a new zoning.

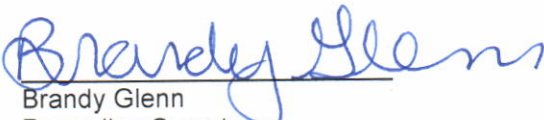
ADJOURNMENT

A motion to adjourn was made at approximately 7:52 p.m. by Commissioner Guy. Commissioner Robrecht seconded. The motion passed unanimously.

Approved in open session:

June 26, 2017


Howard Thompson
Chairman


Brandy Glenn
Recording Secretary