

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, October 23 2017**

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

Absent: Clarke Guy

Kathleen Easley, Senior Planner; 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.

David Weiskopf, County Attorney and Christy Hollander of St. Mary's Metropolitan Commission

The meeting was called to order by Chairman Thompson at 6:35 p.m.

APPROVAL OF THE MINUTES

Commissioner Willard made a motion to approve the minutes of August 28, 2017.

Commissioner Siebert seconded with the additions to the State Amendment to the 2016 PC Annual Report. The motion passed unanimously.

Commissioner Seibert made the motion to approve the minutes of October 16, 2017 to include Commissioner Guazzo's request to add a notation in the report stating that the 2012 State of Maryland law known as the "Septic Law". It limits the development of any rural parcel at a maximum of seven dwelling units; thereby treating our rural land owners inequitably whether they own 35 acres or many acres.

Commissioner Robrecht seconded the motion. The motion passed unanimously. .

Commissioner Willard made the motion to disregard the changes to the August 28, 2017 meeting regarding the State Amendment to the 2016 PC Annual Report, however the recommendation to add the cost increase to the July 2017 Educational Facilities Master Plan should be added to the minutes.

- a. Commissioner Guazzo suggest more emphasis be given to the "Brick and Mortar" portion of the report to show the general citizenship that this cost has increase from five years ago from 25% county contribution to currently 42% county contribution. and needs to be emphasized in the presentation given to the St. Mary's County Commissioners.
- b. Why wasn't the procurement contract made available to St. Mary's County contractors for hazmat removal at the new school site known at the "Eliff" property at the southern end of the county?
- c. What is the cost of maintaining the relocatable buildings at the school?

Commissioner Siebert seconded the motion. The motion passed unanimously.

PUBLIC HEARING

DISCUSSION

1. Concept Site Plan # 11-13200003, St. Mary’s Industrial Park, Lot-19 Ordinance 10-02) (Lexington Park Development Plan) (Use #63 & #80)
OWNER: Lot-19, St. Mary’s Industrial Park, LLC attn.: Francisco Kuidlan
AGENT: Jay Hopson Consulting, LLC
LOCATION: 43835 Airport View Drive, California, MD
TM-034 GRID-07 PAR-0548 ED-06 TAX ID-018351
ZONING: I/AE LAND USE: Industrial District (I) ACREAGE: 4.33
ACTION REQUESTED: Concept Site Plan Approval for a one story 12,920 sq. ft., office and 7,000 sq. ft. warehouse building.

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

Exhibits:

- 1. Staff Report

ATTACHMENTS:

- 1 – Health Department Approval Slip
- 2 – Metropolitan Commission Approval slip
- 3 – St. Mary’s County Soil Conservation District Approval Slip
- 4 – Department of Public Works Approval Slip
- 5 - State Highway Administration Approval Slip
- 6 – Land Use Map
- 7 –Zoning Map
- 8 – Architectural Drawings
- 9 – Elevation Drawings
- 10 – Site Plan

Speaker: Jay Hopson Consulting, LLC on behalf of the St. Mary’s Industrial Park

Public Speakers: NONE

Commissioner VanKirk made the motion in the matter of Concept Site Plan #11-13200003, Lot 19, St. Mary’s Industrial Park, Hollywood, 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 Willard seconded. The motion passed unanimously.

2. 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.

Presenter: Brandy Glenn, Planner II, Development Facilitator, of Land Use and Growth Management.

ATTACHMENTS: Attachment 1 – Location Map
 Attachment 2 – Land Use Map
 Attachment 3 – Zoning Map
 Attachment 4 – Health Department Approval
 Attachment 5 – Metropolitan Commission Approval
 Attachment 6 – St. Mary’s Soil Conservation District Approval
 Attachment 7 – Department of Public Works and Transportation
 Approval
 Attachment 8 – State Highway Administration Approval
 Attachment 9 – Site Plan

Speaker: Jay Hopson Consulting, LLC on behalf of Randy Sloan Equipment Storage.
 Barry Vukmer, Chesapeake Trails Surveying
 Curtis Grice, employee of Randy Sloan Equipment Storage

Public Speakers:

Traffic and Road safety concerns:

Hans Lasher, 25380 Maidenside Lane, Leonardtown, MD 20650

Matt Quinn, 25375 Maidenside Lane, Leonardtown, MD 20650

Commissioner Guazzo made the motion, in the matter of Concept Site Plan # 17-13200004, Randy Sloan Equipment Storage be continued to the November 13, 2017 meeting. The Planning Commission advised Jay Hobson that in future hearings, Randy Sloan needs to be available for questions.

Department of Land Use & Growth Management staff to provide answers to the following questions:

- 1) What are the rules and regulations on Randy Sloan Equipment Storage and neighboring the Pits?
- 2) Start and Stop times of all the Pits?
- 3) What is allowed and ordered on his business?
- 4) Are there any road restrictions?
- 5) What are the active mining operations of a five mile radius on McIntoch Road, Friendship School Road, Maypole Road and Parsons Road?
- 6) What is the limit on trucks traveling on the above listed roads per day?
- 7) Is there travel orders? If so what kind?

Note: All of the orders can be found within the Board of Appeals documentation.

Questions for Randy Sloan Equipment & Storage

- 1) What is the percentage of the trucks stored at the site?
- 2) What is stored at the site other than trucks?
- 3) How many strip mining trips were approved for a day?
- 4) What were the dates of service?
- 5) What is included in the mining operation/gravel storage facility?
- 6) What is the anticipated number of truck trips expected per day?
- 7) Will this addition expect new business and how much is expected?

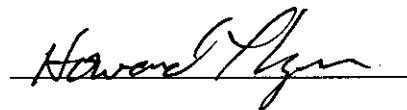
Commissioner Willard seconded. The motion passed unanimously.

ADJOURNMENT

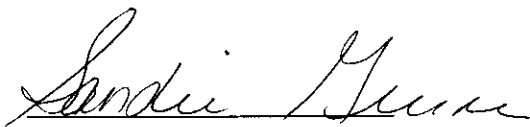
A motion to adjourn was made at 8:15 p.m. by Commissioner Patricia Robrecht.
Commissioner Martin Siebert seconded. The motion passed unanimously.

Approved in open session:

November 13, 2017



Howard Thompson
Chairman



Sandie Greene
Recording Secretary