

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 22, 2011**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Joe Meinert, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Acting Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Yvonne Chaillet, Zoning Administrator; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of July 11, 2011 were approved as presented.

FAMILY CONVEYANCE

MSUB #11-110-011 – Abell Subdivision Lots 3 and 4

The applicant is requesting preliminary review of one (1) additional lot around existing conditions on a private road in accordance with the St. Mary's County Subdivision Ordinance 10-01, Section 30.14.4 Family Conveyance Provision. The property contains 16.35 acres; is zoned Rural Preservation District (RPD); and is located at 20340 Jackson Road, Callaway, Maryland; Tax Map 57, Grid 04, Parcel 159.

Owner: Joseph W. Abell

Presenters: Jeanine Harrington, LUGM; Butch Bailey of Nokleby Surveying Inc.

Ms. Harrington asked that the record reflect that there is an error in the staff report and on the site plan. Ms. Harrington stated there are six (6) existing lots and one (1) proposed lot for a total of seven (7) lots. Mr. Bailey described four (4) plats which indicate ingress and egress for each of the lots.

Mr. Meinert made a motion in the matter of MSUB #11-110-011, Abell's Subdivision Lots 3 and 4, having accepted the staff report and having made findings pursuant to Section 30.14.4 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family Conveyance subdivision plan be approved with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat and Mr. Willard seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

CCSP #05-132-028 – Alloy (Triton Metals Industrial Park)

The applicant is requesting re-review and re-approval of a concept site plan for a 34,400 additional square feet for a total of 90,748 square feet. The property contains 13.95 acres; is zoned Industrial District (I); and is located at 43979 Airport View Drive, California, Maryland; Tax Map 34, Grid 09, Parcel 548.

Owner: Kmahl Properties, LLC

Presenters: Phil Shire and David Berry of LUGM; John Norris Jr. of NG&O Engineering

Mr. Berry indicated a concept landscape plan has not been submitted for review, the proposed parking of 140 spots exceeds the maximum parking of 87 lots and that additional parking lot landscaping of 200 square feet per additional spot or 10,600 additional square feet is required, drawings showing elevations were not submitted, stormwater management for new development was not submitted, and the final findings for adequate public facilities will be made administratively by the Planning Director as a prerequisite to final site plan approval.

Mr. Evans made a motion to table the case to the next meeting and Mr. Seibert seconded. The motion passed by a 7-0 vote.

CCSP #11-132-010 – Patuxent River Naval Air Museum

The applicant is requesting re-review and re-approval of a concept site plan for a 16,200 square foot museum. The property contains 1.099 acres; is zoned Commercial Mixed Use (CMX); and is located at 22100 Three Notch Road, Lexington Park, Maryland; Tax Map 43, Grid 16, Parcel 51.

Owner: Board of County Commissioners
Presenters: Dave Berry of LUGM and Gary Whipple of DPW&T

Ms. Guazzo made a motion in the matter of CCSP #11-132-010, Patuxent River Naval Air Museum, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the 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 and Ms. McNeill seconded. The motion passed by a 7-0 vote.

DISCUSSION

Board of Education review of the Educational Facilities Master Plan

Brad Clements and Kim Howe gave a brief overview of the Educational Facilities Master Plan.

Wildewood PUD Presentation by LUGM Staff

Phil Shire and Bob Bowles gave a brief presentation on the Wildewood PUD Development.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: September 12, 2011

Brandon Hayden
Chairman