

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, October 22, 2012**

Members present were Howard Thompson, Chairman; Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Shelby Guazzo was excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Yvonne Chaillet, Zoning Administrator; Sue Veith, Environmental Planner; 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 September 10, 2012 were approved as presented.

DECISION

Chapter 50

“Use Classifications,” Schedule 50.4, “Use Classifications, Use Types and Location within Zoning Districts,” add a new use type 12c “Farm Brewery” under the Agricultural Use Classifications. Add a ‘P’ in the column labeled RPD.

Chapter 51

“Use Classifications and Standards,” Section 51.3 “Specific Regulations and Standards,” add language for new use type 12c “Farm Brewery”.

Chapter 64

“Off-Street Parking and Loading,” Schedule 64.3.1, “Parking Standards and Loading Space Group Reference Schedule,” amend “Use Classifications and Types” to add a new use type 12c “Farm Brewery” under the Agricultural Use Classifications. Add “1 per 1,000 sq. ft.” under “Off-Street Parking Spaces.”

Chapter 90

“Definitions,” add a definition for “Farm Brewery”

Presenters: Ms. Chaillet, Zoning Administrator; Mr. Weiskopf, Deputy County Attorney

Mr. Evans made a motion to approve the resolution as presented by staff to amend 50.4, 51.3, 64.3.1, and Article 9 of Chapter 285 of the Code of St. Mary's County Maryland to allow a farm brewery as a permitted use in the Rural Preservation District Mr. Siebert seconded. The motion passed by a 5-0-1 vote with Mr. Willard abstaining.

PUBLIC HEARING

Minor Subdivision

To amend §61.8.5, General Development Standards and §90, Definitions, of chapter 285 of the Code of St. Mary's County Maryland.

Minor Subdivision

To amend Figure 21.1, of General Applications, §30, Subdivision Standards and §50 Definitions, of the St. Mary's County Subdivision Ordinance.

Presenters: Mr. Shire, Director; Mr. Bowles, Planner IV

Chairman Thompson opened the hearing to public comment, hearing none, closed the hearing to public comment.

Ms. McNeill made a motion that the Planning Commission, having accepted the finding of the staff report, regarding the proposed text amendment, to make the changes to the Zoning Ordinance, Chapters 61 and Chapter 90 and the Subdivision Ordinance Chapters 21, 30 and 50, as described in the staff report, approve a resolution recommending that the Board of County Commissioners approve this amendment and that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners and Mr. Willard seconded. The motion passed by a 6-0 vote.

DEVELOPMENT REVIEW**CCSP #05-132-009 – Virginia Knolls**

The applicant is requesting to remove the age 55 restriction on the multi-family units. The property contains 20 acres; is zoned RL; and is located at 44232 Greenery Lane, Hollywood, Maryland; Tax Map 34, Grid 02, Parcel 327.

Owner: Sonic Properties, LLC C/O Benny Potter
 Presenters: Chris Longmore, Ben Potter and Jerry Nokleby, for the applicant

Mr. Longmore gave a brief PowerPoint Presentation regarding the property.

Mr. Siebert made a motion in the matter of CCSP #05-132-009, Virginia Knolls, 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 overall concept site plan be approved, removing the age restriction, and all 100 lots be approved in accordance with the Annual Growth Policy and Mr. Evans seconded. The motion passed by a 5-1 vote with Mr. Thompson opposed.

CCSP #11-132-012 – Faith Bible Church

The applicant is requesting review and approval of a concept site plan for a 15,455 sq. ft. addition. The property contains 1.05 acres; is zoned RPD; and is located at 26325 Three Notch Road, Mechanicsville, Maryland; Tax Map 19, Grid 04, Parcel 402.

Owner: Faith Bible Church of Oakville
 Presenters: Ken Crouse, for the applicant

Mr. Evans made a motion in the matter of CCSP #11-132-012 Faith Bible Church addition, 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 Mr. Willard seconded. The motion passed by a 6-0 vote.

BREAK – The Commission took a five (5) minute break.

DISCUSSION**Planning Commission and Technical Evaluation Committee 2013 Meeting Schedule****Presentation on the proposed “Growth Tier” maps per “Septics Bill”****ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

Jada Stuckert
 Recording Secretary

Approved in open session: November 26, 2012

Howard Thompson
 Chairman