

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 14, 2017**

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

Absent: Caroline King, Alternate

Bill Hunt, Director, Bob Bowles, Development Services Manager, Susan McCauley, Planner III, Kathleen Easley, Senior, Planner, Laura Kay, Planner II and Sandie Greene Recording Secretary were present from the Department of Land Use and Growth Management.

George Sparling, County Attorney and Christy Hollander of St. Mary's Metropolitan Commission (METCOM)

The meeting was called to order by Chairman Thompson at approximately 6:30 p.m.

APPROVAL OF THE MINUTES

*Commissioner Guy made a motion to approve the minutes of July 24, 2017.
Commissioner Robrecht seconded. The motion passed unanimously.*

PUBLIC HEARING

1. CONCEPT SITE PLAN # 15-131000039, DONUT CONNECTION, CALIFORNIA

(Zoning Ordinance 10-02) (Use # 63, 73, 115)
OWNER: Krishna, LLC
AGENT: Mehaffey & Associates, P.C.
LOCATION: 22811 Three Notch Road, California, MD
TM-034 GRID-24 PAR-0024 ED-08 TAX ID-081336
ZONING: CMX / AE ACREAGE: 0.95
ACTION REQUESTED: Concept Site Plan Approval for a two story 5,476 S.F.,
Restaurant and Office Building.

Presented by Bob Bowles, Development Services Manager and Susan McCauley, Planner III

- ATTACHMENTS:
- Attachment 1 – Location Map
 - Attachment 2 – Health Department Approval
 - Attachment 3 – Metropolitan Commission Approval
 - Attachment 4 – St. Mary's Soil Conservation District Approval
 - Attachment 5 – Department of Public Works and Transportation Approval
 - Attachment 6 – SHA Approval
 - Attachment 7 – Land Use Map
 - Attachment 8 – Zoning Map
 - Attachment 9 – Conceptual Rendering
 - Attachment 10- Site Plan

Speakers: William Mehaffey of Mehaffey and Associates P.C. 41650 Court House Drive, Leonardtown, MD 20650

Mr. Mehaffey presented the map included in the packet on the presentation screen.

Mr. Mehaffey made a correction to the Development Data, updating the Owner as Krishna, LLC reflected in the Staff Report.

Public testimony presented: none

Commissioner Guy made a motion in the matter of Concept Site Plan # 15-13100039, Donut Connection California, 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 VanKirk seconded. The motion passed unanimously

DISCUSSION

1. Wildewood Planned Unit Development Update

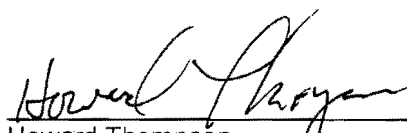
Speaker: Shawn Day of Duball/ Wildwood Residential, LLC 44425 Pecan Court, Suite 153, California MD 20619


ADJOURNMENT

A motion to adjourn was made at approximately 7:00 p.m. by Commissioner Siebert.

Commissioner Guy seconded. The motion passed unanimously.

Approved in open session: August 28, 2017


Howard Thompson
Chairman


Sandie Greene
Recording Secretary