

**MINUTES OF THE DEVELOPMENT REVIEW FORUM MEETING  
LUGM MIDDLE CONFERENCE ROOM \* LEONARDTOWN, MARYLAND  
Wednesday, June 16, 2010**

**Call to Order**

The meeting was called to order by Chairperson Robin Guyther at 3:05 p.m. Members present were Pat Mudd, Elfreda Mathis, Bruce Young, John Groeger, Jacki Meiser, and Derick Berlage. Members excused were Daryl Calvano, Hayden Hammett, and Bill McKissick. Others present were Bob Elwood, Dave Chapman, and Amber Guy was the recording secretary.

**Approval of Minutes**

The minutes of May 19, 2010 were approved as presented.

**Announcements**

Mr. Young stated the AG Services Center should go to closing on June 25, 2010. Mr. Young stated the property is currently the Guy Commercial Center north of Leonardtown. Mr. Young stated we are looking at an 8,000 sq. ft. expansion. Mr. Young stated we will have to put in a separate server room and has been in contact with Bob Kelly from the County IT Department to discuss plans for this. Mr. Young stated we hope to be able to move into the building by the end of September 2010.

**New Business**

**Grading Permit Issuance**

Mr. Guyther stated he requested this item be placed on the agenda as it pertains to the Grading and Stormwater Management Ordinance, specifically permits and bonding. Mr. Guyther stated the permit requirements to issue a grading permit specifically "b" which states "grading permit, construction permit, or building permit should not be issued without a final approval for a site plan and/or recorded subdivision plat." Mr. Guyther stated this was apparently changed in 2002 and asked why this change was necessary. Mr. Guyther stated his particular concerns are that some projects change depending on the site therefore the site plan or plat would have to be corrected to reflect the change which in turn would cost the developer even more money. Mr. Groeger stated the process was changed to be more formal due to the environmental regulations. Mr. Guyther stated he can understand having the site plan or subdivision plat approved prior to the issuance of a grading permit but disagrees with having it recorded prior to the issuance of the grading permit. Mr. Groeger stated he would add this to the list of items to be looked at for the next round of revisions to the Stormwater Management Ordinance.

**Unfinished Business**

**EDU Allocation Process**

Ms. Meiser stated Metcom and LUGM have been meeting to discuss various EDU issues. Ms. Meiser stated at the last meeting in May it was tentatively agreed that an applicant could opt to have their EDU allocated immediately upon Planning Commission approval or to wait. Ms. Meiser stated the applicant would begin paying the system improvement charges at the time of allocation. Ms. Meiser stated the Planning Commission would have to make separate motions to clearly indicate which option the applicant has chosen. Mr. Chapman stated this idea and thought process has not been presented to the Planning Commission as of yet. Ms. Meiser stated Mr. Shire is looking into which provisions of the Ordinance may need to be changed to allow this process to occur.

Ms. Meiser stated we are looking into better notification of when a project is coming to its termination date so that an applicant who chose to have the EDU allocated and has been paying the system improvement fee knows when their project is going to expire.

### **Other Agency Announcements**

Mr. Groeger stated in working with the new Stormwater Management Ordinance we sent out notice to all the developers regarding the grandfathering. Mr. Groeger stated since then the BOCC indicated they want to be a little more lenient on grandfathering meaning anything that has final approval already would be grandfathered. Mr. Groeger stated if you don't have approval under the old regulations you would still need to address stormwater management. Mr. Groeger stated DPW&T is working to incorporate these changes.

Mr. Groeger stated there are still some questions on minor subdivision regulations which are being examined. Mr. You stated he is still concerned with the stormwater management approval process in regards to who approves it and how the application is routed to each approving agency. It was asked that the stormwater management approval process be discussed in detail at the next meeting.

### **Variance Discussion**

Mr. Guyther stated LUGM staff requires you to submit your project, even knowing it will be denied, prior to applying for a variance. Mr. Guyther stated there are many projects or uses that can only be approved by a variance and yet we still have to submit to the review process. Mr. Guyther stated he can not find any language in the Ordinance that requires this however it has been the practice of LUGM staff for as many years as he can remember. Mr. Berlage stated he would speak with Ms. Chaillet regarding this issue. Mr. Guyther stated this item will be placed on the July agenda.

### **TDR Discussion**

Mr. Guyther stated Mr. McKissick has some issues with Section 26.1 regarding TDRs. Mr. Guyther stated you should not have to transfer TDRs to yourself to develop your own property. Mr. Guyther asked that Mr. Berlage look into this issue to be discussed at the July meeting.

### **Next Meeting**

Stormwater Management Approval Process

### **Adjournment**

The meeting was adjourned at 4:13 p.m.

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Jada Stuckert  
Recording Secretary

Approved: July 21, 2010

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Robin Guyther  
Chairperson