

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, January 26, 2009**

Members present were Steven Reeves, Chairman; Brandon Hayden, Shelby Guazzo, Martin Siebert, Susan McNeill, Merl Evans and Lawrence Chase. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Acting Director; Bob Bowles, Planner IV; Jeanine Harrington, Planner I; and Amber Guy, Acting Recording Secretary. Deputy County Attorney David Weiskopf and George Sparling, Attorney was also present.

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

APPROVAL OF THE MINUTES – The minutes of January 12, 2009 were approved as presented.

FAMILY CONVEYANCE

MSUB #07-110-138 – Chaptico Hills Estates Re-Sub

Ms. Harrington gave an overview of the project stating there are no outstanding issues pertaining to the family conveyance approval for one additional lot on a private road. Ms. McNeill asked if there was a Road Maintenance Agreement. Mr. Jerry Sodaberg stated there would be a Road Maintenance Agreement in place.

Mr. Hayden made a motion in the matter of MSUB #07-1100138, Chaptico Hill Estates, having accepted the staff report and having made findings pursuant to Section 30.11.4 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. Seibert seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

CCSP #08-132-012 – St. Mary's Industrial Park Lot 10

Mr. Bowles gave an overview of the project stating there are no outstanding issues and final findings of Adequate Public Facilities would be made by the Planning Director for the concept site plan for manufacturing airplane propellers.

Mr. Reeves asked if there is anything built out on the property at this time. Mr. Bowles stated no this is a new development.

Mr. Chase made a motion in the matter of CCSP #08-1320012, Saint Mary's Industrial Park Lot 10, 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.

PSUB #07-120-016 – Catherines Rest

Mr. Bowles gave an overview of the project stating there are no outstanding issues that would affect the preliminary review and approval of the five lot major subdivision.

Mr. Reeves stated he is counting ten lots. Mr. Bowles explained five lots were approved originally under the previous ordinance; now the applicants are requesting the additional five lots. Ms. McNeill asked why this is considered a major subdivision. Mr. Bowles explained stating the original five lots were approved under a previous ordinance and by adding an additional five lots this is considered a major subdivision for a total of ten lots.

Mr. Reeves asked about footnote 12 on the plat pertaining to road access. The applicant's surveyor stated this is a standard note, which is required by Land Use and Growth Management. Mr. Reeves stated these are very narrow roads and asked if this development would come back later for additional lots. The applicant's surveyor stated the development is at its maximum build out.

Mr. Seibert made a motion in the matter of PSUB #07-1200016, Catherine's Rest Subdivision, containing 5 lots, "having accepted the staff report and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities, as described in the attached Director's Report, and compliance with the annual growth policy, I move that the preliminary subdivision plan be Approved with the condition that a Road Maintenance Agreement is in place prior to the first lot being sold and Ms. McNeill seconded. The motion passed by a 7-0 vote.

DISCUSSION

Ms. McNeill asked that the Planning Commission members receive the ordinance updates in the future. Mr. Bowles stated he would make sure each member's book is update.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Jada Stuckert
Recording Secretary

Approved in open session:

Stephen T. Reeves
Chairman