

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, February 9, 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; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

The Chair called the meeting to order at 6:31 p.m.

APPROVAL OF THE MINUTES – The minutes of January 26, 2009 were approved as presented.

DEVELOPMENT REVIEW

Concept Site Plan #08-132-005 – Haskells Marina Condos

Mr. Bowles gave an overview of the project stating there are no outstanding issues pertinent to concept site plan approval for six (6) condominium units. Mr. Berry stated five (5) TDRs will be required prior to final approval 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. Reeves asked if the property is currently served by public water and sewer. Mr. Bowles stated yes. Ms. McNeill asked if there were any Critical Area concerns. Mr. Bowles stated there are none and the Critical Area Commission supports the application.

Ms. McNeill made a motion in the matter of CCSP #08-132-005, Haskells Marina Condos, having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval as a prerequisite for final site plan approval, I move that the concept site plan be approved and Mr. Siebert seconded. The motion passed by a 7-0 vote.

DISCUSSION

Wildewood Update

Mr. Shawn Day gave an overview of the PUD including 12-31-08 Progress Report, Activity Update Schedule, Sectional Approvals, Land Use Program, Updated Map, Open Space Schedule, and Open Space Detail. Mr. Reeves asked how many acres were still available. Mr. Day showed the acreage on the updated map however did not give a number.

Ms. McNeill asked if the occupancy rate is sustainable. Mr. Day stated they are currently under the estimate but are remaining optimistic. Ms. Guazzo asked that the next report include what products are in which neighborhoods. Mr. Reeves asked that the next report include the percentage of land still available. Mr. Siebert asked if Wildewood abides by the new stormwater management regulations. Mr. Day stated each section constructed after Dahlia Park has abided by the new regulations.

PC Annual Report

Postponed to March

Digital Signs

Mr. Shire stated the direction given to staff on January 12, 2009 regarding the digital signs text amendment was unclear. Mr. Shire stated staff needs more specific direction in order to forward the text amendment on to the Board of County Commissioners for a final decision. After

discussion it was the consensus to schedule a work session to discuss moving forward with digital signs and to review the real estate signs text amendment that is forthcoming.

ADJOURNMENT

The meeting was adjourned at 7:00

Jada Stuckert
Recording Secretary

Approved in open session: February 23, 2009

Stephen T. Reeves
Chairman