

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 26, 2017**

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

Bill Hunt, Acting Director; Kathleen Easley, Senior Planner, Bob Bowles, Development Services Manager; were present from the Department of Land Use and Growth Management.

George Sparling, County Attorney and Christy Hollander of MetCom.

The meeting was called to order by Chairman Thompson at approximately 6:37 p.m.

APPROVAL OF THE MINUTES

Commissioner Clarke Guy made a motion to approve the minutes of June 12, 2017. Commissioner Hal Willard seconded. The motion passed unanimously.

Commissioner Clarke Guy made a motion to approve the minutes of June 19, 2017. Commissioner Joseph Van Kirk seconded. The motion passed unanimously.

PUBLIC HEARING

DISCUSSION

1. Comprehensive Water and Sewerage Plan (CWSP) 2016 Amendment

Presented by Kathleen Easley, Senior Planner

Exhibit 1 – Staff Report

Attachment 2 Tables 3-4 St. Mary's Metropolitan Commission Capital Improvement Plan & Budget
Attachment 3 Tables 4-5- Inventory of Existing Community System Appropriations.

Commissioner Patricia Robrecht made a motion in the matter of the Comprehensive Water and Sewerage Plan (CWSP) 2016 Update: having accepted the public hearing staff report dated May 25, 2017, and having held a public hearing on proposed amendments to the CWSP, and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code, and of the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission adopt a resolution to approve and recommend to the Commissioners of St. Mary's County that the CWSP 2016 Update be adopted and that the CWSP be amended to incorporate the revised tables of attachments 1-3 of said public hearing staff report; I further move that the Chair be authorized to sign the resolution on behalf of the Planning Commission and transmit it to the Commissioners of St. Mary's County.

Commissioner Martin Siebert seconded.

The motion was passed unanimously.

- 2. CONCEPT SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT, Sections 2, 4, 5, 6**
 (Zoning Ordinance 10-02) (Use # 14, 16, 35)
 OWNERS/DEVELOPER: Myrtle Point Holdings, LLC/Curtis Development Corporation
 AGENT: Mudd Engineering, LLC
 LOCATION: Patuxent Boulevard, California, MD 20619.
 TM-034 GRID-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971
 ZONING: RL/RLT/AE ACREAGE: 50.5
 LAND USE: Residential Low Density
 ACTION REQUESTED: Concept Site Plan approval for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

Agenda Item 1: Staff Report

Attachment 1: Development Review

Attachment 2: Public Water & Sewer Plat Review Checklist 6/9/16

Attachment 3: TEC Agency Approval Verification Slip Transmittal for Planning Comm. Review

Attachment 4: Memo from Jane Saunders to Bob Bowels; dated June 8, 2016

Attachment 5: Memo from John Groeger to Bill Hunt; dated April 17, 2017

Attachment 6: Adequate public Facilities Report to Dept. PW&T; dated 3/2/17

Attachment 7: Soils Map

Attachment 8: Site Map

Attachment 9: Letter from Curtis Investment Group; dated 3/2/17

Exhibit 1: Existing Lane Use & Traffic Controls

Exhibit 2: Total Traffic Approved 2007 TIA

Exhibit 3: Trip Generation Comparison for Myrtle Point

Exhibit 4: New Trip Assignment

Exhibit 5: New Total Traffic

Exhibit 6: CLV Level of Service Results Comparison

Exhibit 7: 2009 Total Peak Hour Traffic Volumes

Exhibit 8: 2009 Base Peak Hour Traffic Volumes

Exhibit 9: Turning Movement Court Study

Exhibit 10: Critical Lane Volume Methodology

Intersection 1: Patuxent Boulevard & Mill Cove Rd/Myrtle Point Rd.

Intersection 2: Patuxent Boulevard & MD 4 (Total Traffic)

Commission Chair Mr. Howard Thompson recused.

Mr. Tim Homer of Curtis Investment Group and Curtis Homes presented a slide show with details of the continued work on the community, the changes from single family homes to condominiums and town homes. He also discussed the movement of the recreation center that will allow a more centralized area for the home owners. Discussed the pool is large enough to support swim team practices and meets along with the ability to open a Community Day Care Center in the Recreation Facility.

Mr. Frank Mazza of Curtis Investment Group and Curtis Homes presented in more detail the plans for the change of the community from single family homes to the added town homes and condominiums.

Mr. Mike Lenhardt, Traffic Engineer stated that the most current Traffic Impact Study of 2007 was used as the basis and litigation of the original approval. He stated that the reduction in single family homes of 43-46% will lessen traffic.

Citizens who spoke: Walt Munnikhuysen, Robert Willey, Greg Shields and Jeff Williamson, Sam Thompson and Philip Menthe.

Commissioner Clarke Guy made a motion In the matter of CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point Sections 2, 4, 5, & 6 having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have not been met, and noting that the referenced project has not met all requirements for concept approval. I move that the concept site plan be denied.

Commissioner Caroline King seconded.

For: (5) Shelby Guazzo—Co-Chair, Patricia Robrecht, Joseph VanKirk, Caroline King and Clarke Guy.

Against: (2) Hal Willard and Martin Siebert

ADJOURNMENT

A motion to adjourn was made at approximately 9:48p.m.by Commissioner Clarke Guy. Commissioner Joseph Van Kirk seconded. The motion passed unanimously.

Approved in open session:

July 10, 2017



Howard Thompson
Chairman



Sandie Greene
Recording Secretary