

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, May 9, 2011**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Joe Meinert was excused. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Yvonne Chaillet, Zoning Administrator; Dave Berry, Planner II; and Jeanine Harrington, Planner I. Deputy County Attorney David Weiskopf was also present.

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

APPROVAL OF THE MINUTES – The minutes of April 11, 2011 were approved as presented.

FAMILY CONVEYANCE

MSUB #10-110-033 – Brick House Farm

The applicant is requesting preliminary review of one (1) additional lot around existing conditions on a private road in accordance with the St. Mary's County Subdivision Ordinance 10-01, Section 30.14.4 Family Conveyance Provision. The property contains 24.17 acres; is zoned RPD; and is located at 24000 Brick House Farm Lane, Hollywood, Maryland; Tax Map 33, Grid 06, Parcel 287.

Owner: Frances Mary Owens, Trustee
Presenters: Jeanine Harrington, LUGM and Barry Vukmer of Chesapeake Trails Surveying

Mr. Seibert made a motion in the matter of MSUB #10-110-003, Brick House Farm, 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 Ms. McNeill seconded. The motion passed by a 6-0 vote.

PUBLIC HEARING

Chapter 50 – Use Classifications

Schedule 50.4, "Use Classifications, Use Types and Location within Zoning Districts," amend the following:

- a. Add a new Use Type 12a "Distillery" under the Agricultural Use Classifications. Add a "P" in the columns labeled RPD, RSC, VMX, and TMX.

Chapter 51 – Use Regulations and Standards

Section 51.3 "Specific Regulations and Standards," add language for new type 12a "Distillery."

Chapter 64 – Off-Street Parking and Loading

Schedule 64.3.1, "Parking Standards and Loading Space Group Reference Schedule," amend "Use Classifications and Types" to add a new use type 12a "Distillery" under the Agricultural Use Classifications. Add "1 per 1,000 sq. ft." under "Off-Street Parking Spaces."

Chapter 90 - Definitions

Add a definition for "Distillery."

The above noted text amendments were advertised in *The Enterprise* on April 22, 2011 and April 27, 2011. The purpose of the proposed text amendments is to allow a distillery in the RPD, RSC, VMX, and TMX District.

Presenter: Yvonne Chaillet, LUGM

Chairman Hayden opened the hearing to public comment.

Thomas W. Buckler Sr., Mechanicsville

Mr. Buckler stated he is in support of these text amendments.

George Baroniak, Dameron

Mr. Baroniak provided a short history of alcohol making in St. Mary's County including rye whiskey. Mr. Baroniak stated water will drive the distilleries here in the County. Mr. Baroniak stated there is a difference between distilleries and breweries explaining that even the equipment you use is different. Mr. Baroniak stated there really isn't any wastewater that comes from a distillery. Mr. Baroniak stated he is in favor of these text amendments.

Joseph Wood, Mechanicsville

Mr. Wood having sat on the RPD Task Force as well as the Board of Director's for the Port of Leonardtown he is in favor of these text amendments.

Robert Jarboe, Leonardtown

Mr. Jarboe asked if this is to be a permitted use or a conditional use in the RPD. Ms. Chaillet stated this would be a permitted use in the RPD. Mr. Jarboe stated traffic, ethanol production, and conference centers are of major concern to him. Mr. Jarboe stated he is not opposed to a distillery, winery or anything else however feels they should be conditional uses in the RPD.

Richard Copsey, Mechanicsville

Mr. Copsey there is a market for distilleries right now and several in Virginia have been successful. Mr. Copsey stated since St. Mary's County already has a history of distilleries he believes this would be a good choice of alternative farming on his property. Ms. McNeill asked if Mr. Copsey has ever considered a brewery as well. Mr. Copsey stated he knows how the process works but has not considered a brewery at this time.

William Grube, Lexington Park

Mr. Grube stated he and his family are involved with the winery at the end of Pear Hill Road in Leonardtown and have studied marketing for these types of businesses. Mr. Grube stated wineries, breweries, and distilleries are needed in St. Mary's County and are in need of a greater acceptance of uses like these.

Thomas Quade, Mechanicsville

Mr. Quade stated he had lived within the County all his life and believes a distillery would be a nice thing to have. Mr. Quade believes a distillery may be a good option for many of the farmers in the County.

Chairman Hayden closed the public hearing to oral testimony and left the record open for written testimony for ten (10) days.

BREAK

DEVELOPMENT REVIEW

MSUB #04-120-039 – The Crossings at Riverside Farm

The applicant is requesting re-approval of a revised preliminary plan for 19 lots. The property contains 146.48 acres; is zoned RPD; and is located at Greens Crossing Court, Drayden, Maryland; Tax Map 58, Grid 20, Parcel 098.

Owner: Arrowhead LLC
Presenters: David Berry, LUGM

Mr. Evans made a motion in the matter of MSUB #04-120-039, The Crossings at Riverside Farm containing 19 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, and compliance with the Annual Growth Policy, as described in the attached Director's Report, I move that the preliminary subdivision plan be approved and Mr. Willard seconded. The motion passed by a 6-0 vote.

DISCUSSION

Metropolitan Commission Capital Improvement Plan and Budget

Metcom staff gave an overview of the Metropolitan Commission Capital Improvement Plan and Budget for 2012.

Ms. Guazzo made a motion, having reviewed the St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget for FY 2012-2017, the Planning Commission recommends to the Board of County Commissioners that the St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget for FY 2012-2017 meets the intent of the St. Mary's County Comprehensive Plan, I further move that the Chairman of the Planning Commission be authorized to sign a letter to this effect and Ms. McNeill seconded. The motion passed by a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 9:04 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: May 23, 2011

Brandon Hayden
Chairman