

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, May 13, 2013**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Susan McNeill, Merl Evans, and Hal Willard. Martin Siebert and Patricia Robrecht were excused. Department of Land Use & Growth Management (LUGM) staff present was Phil Shire, Director; Bill hunt, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; and Dave Chapman, Capital Facilities Planner. 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 22, 2013 were approved as presented.

DEVELOPMENT REVIEW

CCSP #07-132-010 – Glazed Pine Phases A & B

The applicant is requesting re-approval of a concept site plan for 200 townhouse, duplex and multi-family units. The property contains 55.9 acres; is zoned RL/APZ-2 (AICUZ Overlay); and is located on the South West Side of MD 235 approximately 2,200 NW of the Three Notch Road (MD 235) and Hermanville Road intersection; Tax Map 05, Grid 12, Parcel 319 and 417.

Owner: HDC Management, LLC
Agent: Bob Bowles, LUGM; John Norris Sr., NG&O Engineering, Inc.

Mr. Norris indicated the 55.9 acres has been maxed out and will go to LUGM staff and other agencies for both the preliminary plan for the single-family residential subdivision and multi-family units. Mr. Norris indicated the 55.9 acres is maxed out for residential units and stated this is just a re-approval.

Ms. Guazzo made a motion in the matter of CCSP #07-132-010, Glazed Pine, having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance for the 200 units have been met, noting that the referenced project has met all requirements for concept approval, and final site plan and/or record plat approvals may be granted administratively upon receipt of final approvals from all agencies, including the Navy, and noting that the developer has proffered to make provisions for connections from this development to Lancaster Park and agreed 2.8 acres of active recreational open space and further that the Planning Commission request that staff provide and/all Navy comments concerning this project, especially any for sound dampening measures, I move that the concept site plan be re-approved and Mr. Willard seconded. The motion passed by a 5-0 vote.

MSUB #12-132-012 – Charlotte Hall Dairy Queen

The applicant is requesting concept site plan approval for a 2,460 square foot fast food restaurant. The property contains 1.85 acres; is zoned TMX; and is located at 30075 Three Notch Road, Charlotte Hall, MD; Tax Map 01, Grid 22, Parcel 18.

Owner: Charlotte Hall Center, Inc. (Birch Oil Co.)
Presenters: Bob Bowles. LUGM; John Parlett, CMI

Mr. Evans made a motion in the matter of CCSP #12-132-012 Dairy Queen, 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 Mr. Willard seconded. The motion passed by a 5-0 vote.

CCSP #12-132-011 – Koterwas Dental Office

The applicant is requesting approval of a concept site plan for a 3,120 square foot dental office. The property contains 1.60 acres; is zoned RMX; and is located at 22900 Three Notch Road, California, MD; Tax Map 35A, Grid 00, Parcel 01.

Owner: Orie P. Beasley
Presenters: Bob Bowles, LUGM; Butch Bailey, Nokleby Surveying Inc.

Ms. Guazzo stated this project covers two (2) lots not just one (1) as shown. Mr. Bowles stated this is actual one (1) parcel of record.

Ms. McNeill made a motion in the matter of CCSP #12-132-011, Koterwas Dental Office, 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 Mr. Evans seconded. The motion passed by a 5-0 vote.

DISCUSSION

Annual Growth Policy

Mr. Dave Chapman gave an overview of the Annual Growth Policy.

Mr. Evans made a motion to accept the report from Land Use and Growth Management and recommend to the Board of County Commissioners that the terms and rates of the Annual Growth Policy as adopted on August 19th, 2008 and continued in FY 2010, 2011, 2012, and 2013 be carried forward to FY 2014 and Mr. Willard seconded. The motion passed by a 5-0 vote.

2012 Annual Report

Mr. Jackman gave an overview of the Annual Report. It was the consensus of the Commission to postpone voting on the Annual Report until the June 10, 2013 meeting.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: June 10, 2013

Howard Thompson
Chairman