

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 10, 2013**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. 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 May 13, 2013 were approved as presented.

DECISION

Planning Commission (PC) Annual Report 2012

Mr. Siebert made a motion that the Planning Commission accepts the 2012 Annual Report as prepared and presented by the Department of Land Use and Growth Management and forward it to the Commissioners of St. Mary's County and to the Secretary of the Maryland Department of Planning and Ms. McNeill seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

CCSP #12-132-009 – South Gate Self Storage

The applicant is requesting approval of a concept site plan for four (4) storage buildings totaling 52,890 sq. ft. The property contains 3.25 acres; is zoned CMX/APZ-2; and is located at 21179 Three notch Road, Lexington Park, Maryland; Tax Map 52, Grid 8, Parcel 144.

Owner: Beck & Beck LLC
Presenters: Dave Berry, LUGM and Jay Hopson, Applicant

Ms. Guazzo indicated the ordinance specifically uses the word “shall” when referring to the applicant meeting requirements for buffer yards and setbacks. Ms. Guazzo expressed concern with the amount of variance requests for this project and indicated the setbacks and buffer yards are required by the ordinance to protect the abutting residential neighborhood.

Mr. Siebert referenced the State Highway Administration letter dated August 14, 2012 in regards to the four (4) requests for additional information. Mr. Siebert stated the information given is not sufficient to warrant a concept site plan approval and asked if the project could come back to the Planning Commission for additional review after being considered by the Board of Appeals. Mr. Shire indicated this would be possible.

Ms. McNeill stated this project, as agreed upon by the applicant, will not move forward without obtaining the requested variances from the Board of Appeals. Ms. McNeill stated she feels the applicant is requesting an excessive amount of variances and the project is not compatible with the abutting residential neighborhood.

Mr. Evans made a motion in the matter of CCSP #12-132-009 South Gate Self Storage, 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 with the understanding that if approved by the Board of Appeals the project will return to the Planning Commission for further review. The motion failed without obtaining a second.

Mr. Evans made a motion in the matter of CCSP #12-132-009 South Gate Self Storage, 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, to be forwarded to the Board of Appeals, I move that the concept site plan be approved with the condition that upon approval by the Board of Appeals the concept site plan will be returned to the Planning Commission for further review and Mr. Willard seconded. The motion passed by a 5-2 vote with Ms. Guazzo and Ms. McNeill opposed.

CCSP #13-132-006 – Medical Office Building at East Run

The applicant is requesting approval of a concept site plan for a 45,870 sq. ft. Medical Office Building. The property contains 4.31 acres; is zoned RH/RMX; and is located on Great Mills Road, Lexington Park, Maryland; Tax Map 51, Grid 7, Parcel 619 and 17.

Owner: Medical Development, LLC

Presenters: Dave Berry, LUGM; Brian Norris, Applicant; Amy Peitro, Morris & Ritchie Assoc.

Mr. Siebert made a motion in the matter of CCSP #13-132-006 Medical Office building at East Run, 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, pending resolution of the front setback, buffer issue I move that the concept site plan be approved and Ms. McNeill seconded. The motion passed by a 7-0 vote.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Jada Stuckert
Recording Secretary

Approved in open session:

Howard Thompson
Chairman