

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 24, 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 Chapman, Planner III; 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 June 10, 2013 were approved as presented.

PUBLIC HEARING

CWSP #13-200-001 – Norris Woods Subdivision

The applicant is requesting amendment to service area map IV-42 to change the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 21.07 acres described as Tax Map 42, Grid 18, Parcel 79 (also known as 45567 Norris Road) in the 8th Election district in anticipation of providing public sewerage service to a proposed residential subdivision.

Owner: D2 Affordable Development LLC
Presenters: Dave Chapman, LUGM

Mr. Chapman corrected the staff report stating page two (2) section 1.5.3(D)(3)(2) should read 44 lots and 1.5.3(D)(3)(3) should read 44 lots.

Ms. Guazzo asked if the Commission was looking at concept site plan approval and if so stated there is not enough information for approval. Mr. Chapman indicated the requirement for concept site plan approval prior to CWSP approval was removed several years ago. Mr. Chapman stated the Planning Commission will review for preliminary subdivision plan approval if the CWSP category change is approved by the County Commissioners. Ms. Guazzo questioned lot 121. Mr. Chapman stated lot 121 has no development rights and therefore is considered an outparcel.

Mr. Siebert asked if the public hearing could in fact be held considering there was a typo regarding the number of lots on the information provided to the public. Mr. Weiskopf stated the number of lots is not an issue at this point; the Commission is simply discussing whether they can get sewer service on the property.

Ms. McNeill questioned the mapping area for the Water Category for this property. Ms. McNeill stated she would like to have this explained prior to preliminary subdivision plan approval.

Chairman Thompson opened the hearing to public testimony.

Mr. Harry Lohman indicated he was surprised that concept plan approval is not required with or prior to CWSP category changes. Mr. Lohman asked how the Commission will ensure the number of lots will not increase from 44 lots. Mr. Lohman asked that the impact to infrastructure, emergency services, traffic, and schools would be. Mr. Lohman stated he is concerned with the stormwater management practices and who would be maintaining the wooded buffers.

Ms. Nancy Szewczyk indicated she agrees with all of Mr. Lohman's concerns and asked that the Commission consider the water flow off this property. Ms. Szewczyk stated there is a portion of the property that includes Critical Area and that she is concerned with the traffic.

Chairman Thompson closed the hearing to public testimony.

Mr. Siebert made a motion in the matter of a requested amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the proposed Norris Wood Subdivision, Case No. 13-200-001: having accepted the staff report dated May 31, 2013, and having held a public hearing on the request to amend 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 consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Board of County Commissioners that service area map IV-42 be amended to change the service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 42, Grid 18, Parcel 79 in the 8th Election District and that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Commissioners of St. Mary's County and Mr. Willard seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

CCSP #12-132-013 – Woods at Myrtle Point Section 3

The applicant is requesting approval of the concept site plan for 131 townhouse units. The property contains 22.65 acres; is zoned RL/AE; and is located at Myrtle Point Road, California, Maryland; Tax Map 34, Grid 11, Parcel 752.

Owner: Myrtle Point Holdings, LLC
Presenters: Dave Berry, LUGM; Chris Longmore, Pat Mudd, George Rathlev

Mr. Rathlev gave an overview of the property and phase/section history. Mr. Rathlev indicated the new plan has four (4) less lots, shows a reduction in clearing, reduction in excavation, and will meet the new stormwater management regulations making the development more environmentally friendly.

Ms. Guazzo indicated the new plan is nice however asked that two tot lots be included. Mr. Rathlev stated two tot lots could be incorporated prior to final approval.

Mr. Mudd gave an overview of the new stormwater management systems that would be used in the development. Mr. Mudd indicated there would be 21-22 smaller systems that are designed to let water seep into the ground rather than fill and spill over into the creek.

Ms. Guazzo made a motion in the matter of CCSP #12-132-013, Woods at Myrtle Point, Sections 2 and 3, having noted that previously final subdivision was approved on March 2, 2009, the developer returns today to request a new concept plan for Sections 2 & 3 therefore the Board having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance for the 131 dwellings to be placed on Section 3 have been met, with Section 2 to be returned to outparcel status, and noting that the referenced project has met all the requirements for concept approval, and final site plans approvals may be granted administratively upon receipt of final approvals from all agencies, I move that the concept plan be approved and Mr. Willard seconded. The motion passed by a 7-0 vote.

DISCUSSION

Delegation of Administrative Authority

Mr. Shire gave an overview of the request to allow delegation of administrative authority to the Planning Director.

Mr. Siebert made a motion to table this item to the next meeting and Ms. Guazzo seconded. The motion passed by a 7-0 vote.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: July 8, 2013

Howard Thompson
Chairman