
**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 10, 2015**

Members present: Howard Thompson, Chairman; Susan McNeill, Patricia Robrecht, Hal Willard and Merl Evans.

Members excused: Shelby Guazzo, Martin Seibert

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

APPROVAL OF THE MINUTES – The minutes of July 27, 2015 were approved as presented.

PUBLIC HEARING

CWSP #15-200-001, St. Anne's Anglican Catholic Church property, Charlotte Hall: amend service area map III-4 to change the water service category from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed) for 3.657 acres described in a deed recorded among the Land Records of St. Mary's County in Book No. 1117, Page 122 and located at 29530 Charlotte Hall Road, Charlotte Hall, Maryland, and designated as Tax Map 4, Grid 10, Parcel 316 in the 5th Election District in anticipation of providing public water service for a future church parish.

Chairman Thompson opened the hearing to public comment. No one spoke. Chairman Thompson closed the hearing to public comment.

Commissioner McNeill made a motion in the matter of a requested amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the St. Anne's Anglican Catholic Church property in Charlotte Hall, Case No. 15-200-001: having accepted the staff report dated July 21, 2015, 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 Commissioners of St. Mary's County that service area map III-4 be amended to change the water service category from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 4, Grid 10, Parcel 316 in the 5th Election District; I further move 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. Commissioner Robrecht seconded. Motion passed by a 5-0 vote.

MINOR SUBDIVISION #13-11000032, CYPRESS PARK (Continued from 6/8/15)

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Wildewood Residential LLC

AGENT: Duball, LLC / Soltesz

LOCATION: 23277 Huckleberry Way, California, 20619

TM-034 GRID-13 PAR-0082 ED-03 TAX ID-019853

ZONING: RL/AE

ACREAGE: 7.92

ACTION REQUESTED: **Final plan review of a 7 lot minor subdivision.**

Chairman Thompson opened the hearing to public comment.

Four (4) members of the public spoke.

PC 08/10/15

Chairman Thompson closed the hearing to public comment.

Commissioner McNeill made a motion in the matter of Minor Subdivision 13-11000032, Cypress Park, to continue the hearing on September 14, 2015 and leave the public hearing open for ten days to receive written public testimony. Commissioner Robrecht seconded. This motion passed by a 5-0 vote.

DISCUSSION

Planning Commission 2014 Annual Report

Commissioner Willard made a motion in the matter of the 2014 Planning Commission Annual Report, that the Planning Commission accept the 2014 Annual Report as prepared and presented by the Department of Land Use and Growth Management, and that the Chair sign a letter to forward the revised Report to the Commissioners of St. Mary's County and to the Secretary of the Maryland Department of Planning. I move that the 2014 Planning Commission Annual Report be approved. Commissioner Robrecht seconded. The motion passed by a 5-0 vote.

Wildwood Planned Unit Development Update Report

Commissioner Willard made a motion in the matter of the Wildewood Planned Unit Development Annual Update Report as prepared and presented by Shawn Day, Wildewood Residential LLC. I move that the Wildewood Planned Unit Development Report be approved. Commissioner Robrecht seconded. The motion passed by a 5-0 vote.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Approved in open session:

August 24, 2015

Howard Thompson
Chairman