

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, November 26, 2012**

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; Bob Bowles, Planner IV; Yvonne Chaillet, Zoning Administrator; 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 October 22, 2012 were approved as presented.

PUBLIC HEARING

FLOOR AREA RATIO: In Chapter 32, “Property Development Regulations,” Schedule 32.2, “Modifications to Development Standards,” modify the methods for achieving an increase in floor area ratio by exempting public and semi-public uses from complying with this regulation.

Ms. Chaillet gave an overview of the requested text amendment stating the purpose of the proposed text amendment is to modify Schedule 32.2 of the Comprehensive Zoning Ordinance, “Modifications to Development Standards,” to exempt public and semi-public uses from the requirement to adhere to the methods for achieving an increase in floor area ratio.

Mr. Siebert asked how and why an applicant would go about increasing their floor area ratio. Ms. Chaillet stated an applicant use may want to expand by adding an addition to their use. Mr. Siebert asked if this is a director approved change. Mr. Shire stated the Planning Commission would see the concept site plans for such requests.

Mr. Siebert asked where the primary reference to footnote #5 is located and what other amenity space means. Mr. Shire indicated the original reference is in the Comprehensive Plan and he would take the amendment back and fine tune some of the Commission’s concerns.

Chairman Thompson opened the hearing to public comment. Hearing no comments Chairman Thompson left until the next meeting on December 10, 2012 to receive written comments.

DISTILLERY: Amendments to Chapter 50, “Use Classifications,” Schedule 50.4, “Use Classifications, Use Types and Location within Zoning Districts,” amend Use Type 12a “Distillery” to expand the description of this use type. Chapter 51, “Use Regulations and Standards,” Section 51.3 “Specific Regulations and Standards,” amend Use Type 12a, “Distillery” to allow tours, product sampling, events, and retail sales. Chapter 90, “Definitions,” amend the definitions of “Distillery.”

Ms. Chaillet gave an overview of the requested text amendment stating the purpose of the proposed text amendment is to modify Use Type 12a “Distillery” to allow guided tours of the licensed premises, events, incidental retail sales, and product sampling in accordance with recently adopted State Legislation amending the Class 1 Manufacturer’s License (Distillery License).

Chairman Thompson opened the hearing to public comment, hearing none, closed the hearing to public comment.

Mr. Seibert made a motion to amend Schedule 50.4, Section 51.3 and Article 9 of Chapter 285 of the code of St. Mary’s County, Maryland, to allow product sampling, incidental retail sales, and events at a licensed distillery and to allow the Chairman to sign the resolution to be forwarded to the Board of County Commissioners and Ms. Robrecht seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

CCSP #12-132-004 – Hickory Hills Elevated Water Tank and Well

The applicant is requesting review and approval of a Concept Site Plan for a water tank and well. The property contains 1.74 acres; is zoned CC; and is located at Hickory Hills, California, Maryland; Tax Map 43, Grid 01, Parcel 525.

Owner: St. Mary’s County Metropolitan Commission

Presenters: Dave Berry, LUGM; David Masteller, MetCom

Mr. Masteller of MetCom gave an overview of the proposed water tower.

Ms. Robrecht made a motion in the matter of CCSP #12-132-004 Hickory Hills Water Tower and Well, 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 7-0 vote.

CCSP #12-132-006 – Charlotte Hall Elevated Water Tank and Well

The applicant is requesting review and approval of a Concept Site Plan for a water tank and well. The property contains 1.11 acres; is zoned TMX; and is located at Golden Beach Road, Charlotte Hall, Maryland; Tax Map 01, Grid 23, Parcel 42.

Owner: St. Mary’s County Metropolitan Commission
Presenters: Dave Berry, LUGM; David Masteller, MetCom

Mr. Masteller of MetCom gave an overview of the proposed water tower.

Ms. Robrecht made a motion in the matter of CCSP #12-132-006 Charlotte Hall Water Tower and Well, 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 Ms. McNeill seconded. The motion passed by a 7-0 vote.

CCSP #12-132-007 – Dean Lumber Fabrication Facility

The applicant is requesting review and approval of a Concept Site Plan for a 15,450 sq. ft. building. The property contains 6.79 acres; is zoned TMX/AE; and is located at 24432 Mervell Dean Road, Hollywood, Maryland; Tax Map 26, Grid 18, Parcel 374.

Owner: Mark G. Dillow, Trustee T/C
Presenters: Dave Berry, LUGM; Wayne Hunt, Little Silences Rest

Mr. Hunt gave an overview of the proposed building to be used to store cabinetry.

Mr. Siebert made a motion in the matter of CCSP #12-132-007 Dean Lumber Company Fabrication Facility, 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 Ms. Guazzo seconded. The motion passed by a 7-0 vote.

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: December 10, 2012

Howard Thompson
Chairman