

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, December 8, 2014**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Martin Siebert, Merl Evans and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Jeff Jackman, Senior Planner; and Jada Stuckert, Recording Secretary. County Attorney George Sparling was also present.

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

APPROVAL OF THE MINUTES – Chairman Thompson indicated a letter was received regarding the November 10, 2014 meeting minutes therefore we will table the meeting minutes to a later date pending review by staff.

PUBLIC HEARING

CWSP #14-200-004 – J. Michael & Phyllis C. McCauley Property

Dave Chapman, LUGM was sworn for the record. Mr. Chapman indicated the public hearing was advertised in The Enterprise on November 21, 2014 and November 28, 2014 and submitted the certification of publication and property posting for the record, *hereby labeled as Exhibit 1 by the Recording Secretary*. Mr. Chapman gave an overview of the staff report as follows: the request is to 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 1.89 acres described as Tax map 4, Grid 10, Parcel 91 as shown on recorded plat 69/68 (also known as 29626 Charlotte Hall Road, Charlotte Hall, Maryland) in the 5th Election District in anticipation of providing public water service for a future detached dwelling with accessory apartment. Mr. Chapman submitted the staff report for the record, *hereby labeled as Exhibit 2 by the Recording Secretary*.

Ms. Guazzo asked if the Planning Commission would be seeing the site plan for this project after the water amendment is approved. Mr. Chapman indicated if the water amendment is approved a plan will be submitted to LUGM through the building permit process however the applicant is not required to come before the Planning Commission. Ms. Guazzo indicated she does not have an issue with the water amendment however she has concerns with the plat that was submitted. Ms. Guazzo questioned the date on the plat and its previous owners.

Chairman Thompson opened the hearing to public comment.

Michael McCauley

Mr. Michael McCauley was sworn for the record. Mr. McCauley indicated the survey was received when the property was purchased; this is the same plat that was submitted to the surveyor for tonight's hearing. Mr. McCauley indicated there is a well on the property however it is not in good condition, this is what creates the need for the water category amendment.

Tom Williams

Mr. Tom Williams was sworn for the record. Mr. Williams indicated he doesn't have any objections to this project. Mr. Williams indicated he is confused as to why the applicant has to go through this process. Ms. Hollender, Metcom, indicated this particular line was installed for the Senior Center only; it was not installed by Metcom for public use. Mr. Williams stated he does not understand why some people are forced to connect and this man has to pay to connect. Mr. Shire explained that if you are more than 200 feet from the water line you are not required to connect.

Ms. Guazzo asked if this is a denied access line. Ms. Hollender stated she does not believe Metcom has any denied access lines in this area. Ms. Guazzo asked if there is sufficient capacity in this area. Ms. Hollender indicated there is sufficient capacity in this area and others can petition

to connect to public water, just like this applicant. Mr. Williams asked about the difference between the W-6D and W-3D classifications. Mr. Chapman clarified.

Chairman Thompson closed the hearing to public comment.

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 McCauley Property in Charlotte Hall, Case No. 14-200-004: having accepted the staff report dated November 14, 2014, 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 91 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 and Mr. Willard seconded. The motion passed by a 7-0 vote.

DISCUSSION

None

ADJOURNMENT

The meeting was adjourned at 7:30 pm

Jada Stuckert
Recording Secretary

Approved in open session:

January 12, 2015

Howard Thompson
Chairman