

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, December 13, 2010**

Members present were Brandon Hayden, Chairman (Arriving late); Shelby Guazzo, Joe Meinert, Merl Evans, Martin Siebert, and Lawrence Chase. Ms. McNeill was excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Jeanine Harrington, Planner I; and Jada Stuckert, Recording Secretary. County Attorney George Sparling was also present.

The Vice-Chair called the meeting to order at 6:30 p.m. Ms. Guazzo thanked Mr. Chase for this loyal ten (10) years of service to the Planning Commission and the County.

APPROVAL OF THE MINUTES – The minutes of November 22, 2010 were approved as presented.

DEVELOPMENT REVIEW

MSUB #10-110-014 – Mark S. Knott Subdivision

Not being heard tonight.

MSUB #10-110-015 – Farmstead 6 Head of the Bay Section 2C

Not being heard tonight.

MSUB #10-110-020 – Hall Minor Subdivision Lot 5

Mr. Harrington gave an overview of the request for preliminary review of one (1) additional lot on a private road (Frank Hall Lane) stating there are no outstanding issues that would affect a decision tonight.

Ms. Guazzo asked how large the AG Land Preservation parcel is. Mr. Nokleby stated it is a little over 74 acres. Mr. Meinert thanked Mr. Nokleby for supplying the signed Road Maintenance Agreement. Mr. Nokleby submitted photos of Frank Hall Lane for the record, *hereby labeled as Exhibit 1 by the Recording Secretary.*

Mr. Seibert made a motion in the matter of MSUB #10-110-020, Hall Minor Subdivision, having accepted the staff report and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family Conveyance subdivision plan be approved, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat and Mr. Meinert seconded. The motion passed by a 5-0 vote.

MSUB #10-110-021 – Joseph Stanley Mattingly

Ms. Harrington gave an overview of the request for preliminary review of one (1) additional lot around existing conditions on a private road (Fred Lane) stating there are no outstanding issues that would affect a decision tonight.

Ms. Guazzo asked if the signed mailing receipts have been received by staff and how many there were. Mr. Nokleby stated the receipts have been submitted to staff and 12 surrounding property owners were mailed. Mr. Nokleby stated the parent parcel is 14.50 acres and provided photos of Fred Lane for the record, *hereby labeled as Exhibit 1 by the Recording Secretary.*

Mr. Kenneth Wood

Mr. Wood stated he has 40 acres on Fred Lane in seven (7) different parcels. Mr. Wood stated he does not want to run into an issue when he moves through the process and be denied additional lots because there are too many users on the road. Mr. Wood stated he is not protesting this family conveyance however he does not want to run in to an issue.

Mr. Evans made a motion in the matter of MSUB #10-110-021, Joseph Stanley Mattingly, having accepted the staff report and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family Conveyance subdivision plan be approved, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat and Mr. Meinert seconded. The motion passed by a 5-0 vote.

(Mr. Hayden arrived)

ANNOUNCEMENTS

PUD Update

Mr. Bowles stated the members requested an update on the outstanding Planned Unit Developments (PUD). Mr. Bowles gave a brief overview of each of the outstanding PUDs and stated staff will be taking a closer look at PUDs when updating the Lexington Park Development District Plan.

Chairman Hayden thanked staff for their hardwork and wished everyone a Merry Christmas and Happy New Year. Mr. Hayden thanked Mr. Chase for his 10 years of service.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: January 10, 2011

Brandon Hayden
Chairman