

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, January 11, 2016**

Members present: Howard Thompson - Chairman, Shelby Guazzo – Vice Chair, Hal Willard, Martin Siebert, Patricia Robrecht and Joseph VanKirk.

Members absent: Dan Ichniowski

The meeting was called to order by Chairman Howard Thompson at approximately 6:30 p.m.

ELECTION OF OFFICERS

Commissioner Robrecht made a motion to nominate Howard Thompson as Chairman and nominate Shelby Guazzo as Vice-Chair. Commissioner Siebert seconded. The motion passed unanimously.

APPROVAL OF THE MINUTES

*Commissioner Siebert made a motion to approve the minutes of December 14, 2015 with the inclusion of a line deletion on page 29. Commissioner Willard Seconded. **The motion passed unanimously.***

PUBLIC HEARING

1. Concept Site Plan # 15-13200009, Real Life Wesleyan Church *(continued from 12/14/15)*

(Zoning Ordinance 10-02) (Use # 38)

OWNER: Chesapeake District of the Wesleyan Church

AGENT: J. Hopson Consulting, LLC

LOCATION: 27399 Old Village Road, Mechanicsville, MD 20659

TM-009 GRID-21 PAR-0358 ED-05 TAX ID-057884

ZONING: RPD

ACREAGE: 25.00

ACTION REQUESTED: Concept site plan approval for a 17,245 square foot church.

Chairman Thompson opened the matter up for public testimony.

Speakers:

1. Christopher Guy – 39170 Guy Family Way
2. Richard Guy – 39160 Guy Family Way
3. Mary Walton – 27801 Baptist Church Road

Chairman Thompson closed the matter for public testimony.

*Commissioner Guazzo made a motion in the matter of CCSP #15-13200009, Real Life Wesleyan Church, 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 applicant and engineer have agreed to design to the 10 and 100 year storm events for the storm water management of the property and further noting that the applicant and his agents have proffered to plant a line of trees to improve the viewshed and that will be noted on their site plan when it comes forward as well as the improved stormwater management facilities so noted on this future site plan to be approved by staff, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED. Commissioner Willard seconded. **The motion passed with a vote of 4-2.***

In Favor: Hal Willard, Howard Thompson, Shelby Guazzo, and Martin Siebert
Opposed: Joe VanKirk and Patricia Robrecht

2. Major Subdivision # 14-12000003, Woodmore Subdivision Lots 1-48

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

OWNER: John Winston Thompson

AGENT: R. A. Barrett & Associates

LOCATION: 43946 Sandy Bottom Road, Hollywood, MD 20636

TM-034 GRID-01 PAR-0127 ED-06 TAX ID-031943

ZONING: RL

ACREAGE: 27.39

ACTION REQUESTED: Preliminary Plan review and approval for a 48 lot subdivision; per the Annual Growth Policy (AGP), 25 lots will be allotted at this time.

Chairman Thompson opened the matter up for public testimony.

Speakers:

1. Theresa Pilkerton – 44006 Sandy Bottom Road
2. Chris Insley – 44028 Sandy Bottom Road
3. Scott Raley – 43737 Sandy Bottom Road

Chairman Thompson closed the matter for public testimony.

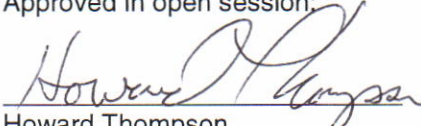
Commissioner Siebert made a motion to continue the matter until January 25, 2016.

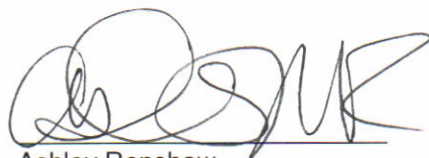
*Commissioner Robrecht seconded. **The motion passed unanimously.***

ADJOURNMENT

A motion to adjourn was made at 10:30 p.m. by Commissioner Siebert. Commissioner Willard seconded. The motion passed unanimously.

Approved in open session; February 8, 2016

 2/8/16
 Howard Thompson
 Chairman

 2/8/16
 Ashley Renshaw
 Recording Secretary