MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, January 8, 2018

Members present: Howard Thompson-Chair, Joseph VanKirk – Vice Chair, Martin Siebert, Hal Willard, Clarke Guy, William Hall, Joseph Fazekas and Caroline King, Alternate

Bill Hunt, Director; Bob Bowles, Planner IV; Susan McCauley, Planner III and Sandie Greene, Recording Secretary were present from the Department of Land Use and Growth Management.

David Weiskopf, Acting County Attorney;
Donald Mills, Engineer III, Department of Public Works & Transportation;
and Christy Hollander of St. Mary’s Metropolitan Commission (METCOM).

The meeting was called to order by Chair, Howard Thompson at 6:33 p.m.

ELECTION OF OFFICERS

Commissioner Guy made a motion to nominate Mr. Thompson to serve as Chair for 2018. Commissioner Willard seconded. The motion passed unanimously.

Commissioner Guy made a motion for Mr. VanKirk to serve as Vice-Chair for 2018. Commissioner Fazekas seconded. The motion passed 5-1.

For: Howard Thompson, Martin Siebert, Clarke Guy, William Hall, and Joseph Fazekas.
Against: Hal Willard

APPROVAL OF THE MINUTES

Commissioner Guy made a motion to approve the minutes of December 11, 2017. Commissioner Willard seconded. The motion passed unanimously.

PUBLIC HEARING

1. CONCEPT SITE PLAN #17-13200005 Patuxent Cove, Phase 1
   (Zoning Ordinance 10-02) Use # 16, Dwelling Unit, Multi-Family
   Lexington Park Development District Master Plan
   OWNERS / DEVELOPER: Conifer Reality, LLC.
   AGENT: SOLTESZ, Jim Gotsch
   LOCATION: South Side of Pegg Road at the intersection with Pegg Lane
   TM-043 GRID-15 PAR-0318 ED-08 TAX ID-007691
   LAND USE: Residential High Density
   ZONING: RH ACREAGE: 11.04
   ACTION REQUESTED: Review of a Concept Site Plan for Phase-1, an 82,800 square foot
   60 unit Multi-Family apartment complex.

Presented by: Susan McCauley, Planner III, Land Use and Growth Management
Exhibits:
   1. Attachment 1 – Location Map
   2. Attachment 2 – Land Use Map
   3. Attachment 3 – Zoning Map
Attachment 4 - Health Department Approval
Attachment 5 - Metropolitan Commission Approval
Attachment 6 - St. Mary's Soil Conservation District Approval
Attachment 7 - Department of Public Works and Transportation Approval
Attachment 8 - SHA Approval
Attachment 9 - Forest Stand Delineation and Forest Conservation Plan Letters to the applicant.
Attachment 10 - Board of Education Comments
Attachment 11 - Letter from Conifer requesting parking reduction
Attachment 12 - Environmental Review Memorandum 12/15/2017, October 2016
Wetland Evaluation Report by McCarthy and Associates, and Soils and Contour Map
Attachment 13 - Traffic Study
Attachment 14 - Elevations
Attachment 15 - Site Plan

Speakers: Speakers on behalf of Patuxent Cove, Phase I:
Christopher Longmore of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, #101, Lexington Park, MD 20653
Vonette Harris, Conifer Realty, LLC 5560 Sterrett Place, Suite 200, Columbia, MD 21044
Sam Leone, Conifer Realty, LLC, 5560 Sterrett Place, Suite 200, Columbia MD 21044
Jim Haley, Haley-Donovan Architects, 121 Market Street, Camden NJ 08102
Nicole White, Symmetra Design, 727 15th Street, NW, Suite 500, Washington, DC 20005
Jim Gotch, Soltesz Engineering, 23140 Moakley Street, Suite 6, Leonardtown, MD 20650

Citizen Speakers:
Shelia Galanie, 22988 Forest Way, California, MD 20619
Julie Randall, 19711 Teddy Way, Lexington Park, MD 20653
Vicki Volk, St. Mary’s County Community Development Corporation, 46940 South Shangri-La Drive, Suite 7, Lexington Park, MD 20653
Drew Kelly, 20901 Hermanville Road, Lexington Park, MD 20653

Commissioner Guy made the motion in the matter of Concept Site Plan # 17-13200005, Patuxent Cove Apartments Phase 1 having reviewed and accepted the staff report and having made a finding that the provisions of Section 60.6, Concept Site Plan, of the Comprehensive 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 with the following conditions;
1. Affordable Housing for a minimum of 15 years.
2. No on street parking along the north main entryway.
3. Minimum open space from 50% to 30%.
4. Reduction of parking spaces is approved.

Commissioner Willard seconded. The motion passed unanimously.
ADJOURNMENT

A motion to adjourn was made at 9:05 p.m. by Commission Siebert. Commissioner Guy seconded. The motion passed unanimously.

Approved in open session: January 22, 2018

Howard Thompson
Chairman

Sandie Greene
Recording Secretary