

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING**  
**CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND**  
**Monday, February 11, 2019**

**Members present**

J Howard Thompson  
Joseph L VanKirk  
Clarke Guy  
Martin Siebert  
Caroline King  
Joseph St. Clair- Alternate

**Members Absent**

William R Hall III  
Joseph Fazekas

**Land Use and Growth Management Staff Present**

Bill Hunt, AICP, Director  
Laura Kay, Planner III  
Sandie Greene, Recording Secretary

**County Government Supporting Staff Present**

David Weiskopf, County Attorney  
James Tanavage, Assistant County Attorney  
John Deatruck, Director, Department Public Works

**Other Agencies, Supporting Staff Present**

Andrew Balchin, Assistant Engineer, St. Mary's Metropolitan Commission (METCOM)

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

1. CALL TO ORDER

2. ROLL CALL

3. NEW BUSINESS

**APPROVAL OF THE MINUTES**

*Commissioner Clarke made a motion to approve the minutes of December 10, 2018.  
Commissioner VanKirk seconded. The motion passed unanimously.*

*Commissioner Clarke made a motion to approve the minutes of January 9, 2019.  
Commissioner VanKirk seconded. The motion passed unanimously.*

*Commissioner Clarke made a motion to approve the minutes of January 28, 2019.  
Commissioner VanKirk seconded. The motion passed unanimously.*

*Mr. Joe St. Clair, Planning Commission, Alternate asked to be recused from the Planning Commission meeting until his personal case, CONCEPT SITE PLAN # 18-13200005, River's Crest K-9 Services, could be heard and a decision made.*

## **PUBLIC HEARING**

*Prior to the beginning of the Presentation Commissioner St. Clair recused himself from the case CONCEPT SITE PLAN # 18-13200005, River's Crest K-9 Services, as he is co-owner of the business.*

**1. CONCEPT SITE PLAN # 18-13200005, River's Crest K-9 Services**  
(Zoning Ordinance 10-02) Use #41 (Animal Boarding), Use #43 (Animal Sales and Service)  
OWNER: SHERAL A. and JOSEPH A. ST. CLAIR  
AGENT: SHAWN CATHCART  
LOCATION: 38520 Ah Ha Lane, Avenue MD 20609  
TM-0031 GRID-0019 PAR-0299 ED-07 TAX ID-038658  
LAND USE: Rural Preservation  
ZONING: Rural Preservation District, RPD  
ACREAGE: 34.24

ACTION REQUESTED: Review of a Concept Site Plan for a canine boarding and training facility.

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1- Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments:

- 1 – Location Map
- 2 – Land Use Map
- 3 – Zoning Map
- 4 – Site Plan
- 5 – Conservation Plan
- 6 – Department of Public Works & Transportation Approval
- 7 – State Highway Administration Approval
- 8 – Health Department Approval
- 9 – Metropolitan Commission Approval
- 10 – St. Mary's Soil Conservation District Approval

Exhibit 3- Staff Power Point

Speakers Representing River's Crest K-9 Services:

Shawn Cathcart, Agent, 23611 Vanguard Way Leonardtown, MD 20650

*Commissioner Chair, Thompson opened the hearing to public comment.*

1. Steve King, 43495 Sunny Ridge Lane, Hollywood, MD 20636

*Hearing no others, the case was closed to public comment.*

*Commissioner Guy made the motion: In the matter of Concept Site Plan # 18-13200005, River's Crest K-9 Services, having accepted the staff report and having made a finding that the objectives of Section 60.6 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 approved.*

*Commissioner VanKirk seconded. The motion passed unanimously.*

2. CONCEPT SITE PLAN # 18-13200013, Southstar Redevelopment  
(Zoning Ordinance 1974) Restaurant, Automobile Filling Station, Car Wash, Candy & Ice Cream Store, Food Store, Grocery Store

OWNER: Southstar Limited Partnership

AGENT: St. John properties

LOCATION: 23344 Three Notch Rd, California MD 20619

TM-0034 GRID-0010 & 0015 PAR-0433 & 0521 ED-08 TAX ID-009848 & 009856

LAND USE: Industrial Areas

ZONING: Industrial, I / AE / PUD-IP

ACREAGE: 6.77

Action Requested: Review of a Concept Site Plan for a 5,376s.f. Convenience Store, 1,248s.f. Car Wash, 5,280s.f. fuel canopy, 5,520s.f. restaurant and 8,520s.f. restaurant.

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1- Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments

1 – Location Map

2 – Land Use Map

3 – Zoning Map

4 – Site Plan

5 – Conceptual Rendering

6 – Traffic Impact Study

7 – Resolution Z-90-04

8 – Resolution Z-90-04A

9 – Resolution 04-06

10a – Oak Crest Center Overall Site Development Plan

10b – Oak Crest Center Development Plan Section IV

11 – 1974 CZO Permitted Uses in I-1, C-1, and C-2 Zones

12 – Adequate Public Facilities Report

13 – Traffic Mitigation Plan

14 – Department of Public Works and Transportation Approval

15a – State Highway Administration Approval

15b – State Highway Administration Mitigation Plan Approval

16 – Health Department Approval

17 – Metropolitan Commission Approval

18 – St. Mary's Soil Conservation District Approval

Exhibit 3 – Letter from the Department of Public Works to KSchmid Traffic Concepts Inc.