

MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, February 26, 2018

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

Absent: Hal Willard

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

David Weiskopf, Acting County Attorney, Jeannett Cudmore, Chief Financial Officer and Christy Hollander, Chief Engineer, St. Mary's Metropolitan Commission.

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

APPROVAL OF THE MINUTES

*Commissioner Guy made a motion to approve the minutes of January 22, 2018.
Commissioner King seconded. The motion passed unanimously.*

PUBLIC HEARING

1. CONCEPT SITE PLAN # 17-13200006, Second District Volunteer Fire and Rescue (Zoning Ordinance 10-02) (Use # 37) Public Safety Facility, Valley Lee Village Center OWNERS / DEVELOPER Second District Volunteer Fire Department Rescue Squad
AGENT: Soltesz, Jim Gotsch

LOCATION: 19330 Piney Point Road, Valley Lee, MD 20692

TM-0061 GRID-05 PAR-0078, 0108, 0134, 0399, & 0418 ED-02 TAX ID-012693

LAND USE: Village Center Mixed Use

ZONING: VMX ACREAGE: 13.51

ACTION REQUESTED: Review of a Concept Site Plan for a 27,216 square foot fire and rescue building.

Presented by: Bob Bowles, Planner IV, Land Use and Growth Management

Exhibit 1- Staff Report

Attachments:

- 1 - Location Map
- 2 - Zoning Map
- 3 - Land Use Map
- 4 - Health Department Approval
- 5 - Metropolitan Commission Approval
- 6 - St. Mary's Soil Conservation District Approval
- 7 - Department of Public Works and Transportation Approval
- 8 - State Highway Administration Approval
- 9 - Dept. of Natural Resources
- 10-Architectural Rendering
- 11-Elevations
- 12-Site Plan

Speaker: Representing the Second District Volunteer Fire Department & Rescue Squad:
 Jim Gotsch of Soltesz, 23140 Moakley Street, Leonardtown, MD 20650
 John P Caulder, President, 44350 Richey Road, Leonardtown, MD 20650
 Michael R. Roberts, Life Time Member, 18655 Elmo's Way, Drayden, MD 20630
 Theresa del Nino, Maginniss + del Ninno Architects, 43866 Avon Way, Valley Lee, MD 20692
 Zira Suarez AIA, Maginniss + del Ninno Architects 1100 1st Street SE, Unit 117, Washington DC 20003

Public Speakers:

Noni Evans, 18989 Bell' Boy Lane, Valley Lee, MD 20692
 Ron Bremer, 44875 Dot Banagan Lane, Leonardtown, MD 20650

Commissioner Guy made the motion: In the matter of Concept Site Plan # 17-13200006 Second District Volunteer Fire and Rescue Squad, 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 be approved.

Commissioner Siebert seconded. The motion passed unanimously.

DISCUSSION

1. Lexington Park Development Master Plan Corrected Land Use Maps - Reapproval

Commissioner Siebert made the motion to rescind the motion that was passed on January 22, 2018, relating to the recommendation to the Commissioners for St. Mary's County the adoption of the Lexington Park Development District Master Plan land use maps dated January 3, 2018.

Discussion

Mr. Guy requested an explanation as to why the vote was being rescinded.

Mr. Siebert explained that between the time of the review of the Lexington Park Development District Master Plan and corrections were approved; he purchased property being discussed. The changes made to the property in Great Mills he purchased were not involving changes to land use or zoning. It was a case of the Development District boundary appeared to be shifted and the change was to line up the accurate property lines.

Commissioner Guy seconded. The motion passed unanimously.

2. Lexington Park Development District Master Plan Corrected Land Use Maps - Vote to adopt.

Commissioner Guy made the motion: I move to the recommend adoption of the proposed Lexington Park Developmental District Master Plan land use maps dated January 3, 2018 to the Commissioners of St. Mary's County. With change to parcels 08-179654, 08-179655, 08-179656 Greenwell properties also with the change to parcel 08-031746, HDC Management LLC (Guy Curley). With the change to the Greenwell properties those will be Office and Business Park.

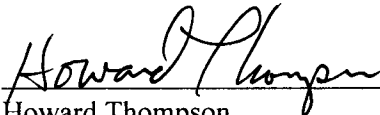
With change to the HDC Management LLC, it will be Split land use, Office Business Park and Residential Low Density.

Commissioner Van Kirk seconded. The motion passed unanimously.

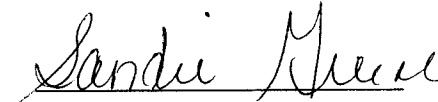
ADJOURNMENT

A motion to adjourn was made at 8:10 p.m. by Commissioner Guy. Commissioner Van Kirk seconded. The motion passed unanimously.

Approved in open session: March 12, 2018


Howard Thompson

Chairman



Sandie Greene
Recording Secretary