

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, November 13, 2006**

Members present were Steve Reeves, Chair; Howard Thompson, Vice Chair; Lawrence Chase; Merl Evans; Shelby Guazzo; and Brandon Hayden. Susan McNeill was excused. Department of Land Use and Growth Management (LUGM) staff present were Denis Canavan, Director; Phil Shire, Deputy Director; Sabrina Hecht, Planner IV; Jeff Jackman, Senior Planner; Bob Bowles, Planner II; Susie McCauley, Senior Planning Specialist; and Cindy Koestner, Recording Secretary. County Attorney, Christy Holt Chesser, and Deputy County Attorney, Colin Keohan were also present.

The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of October 23, 2006 were approved as recorded.

PUBLIC HEARING

CWSP AMENDMENT FOR MOHAWK DRIVE WATER MAIN EXTENSION

The applicant is requesting an amendment to the St. Mary's County Comprehensive Water and Sewerage Plan to amend service area map III-01 to change the service area category from W-6 (service in 6 to 10 years) to W-3D (service in 3 to 5 years, developer financed) for 42 properties on Tax Map 1 in the 5th election district as described below. The property is zoned Town Center Mixed Use District (TMX) and Residential Neighborhood Conservation District (RNC).

The properties affected are as follows:

Parcel 37; Parcel 47; Parcel 98 including: p/o Lot 2, Lots 3, 4, 5A, 10B, 11, 12, 13, 14A, 14C, 15A, 15B, 15B1, 15B2, 16A1, 16A2, 17B, C1 and 513-2 located on Mohawk Drive; Parcel 98, Lots 17A and 61 located on Mohawk Court; Parcel 98, Lots B1, 5B, 7, 8, 500-6 and 500-9 located on Big Horn Court; Parcel 98, Lots 16B1, 16B2 and 16B3 located on Israel Way; Parcels 85, 100, 101, 127 and Parcel 86, Lot 36B located on Mohawk Drive; Parcel 136 located on Mohawk Court.

Present: Chet Frederick, Chief Engineer, St. Mary's County Metropolitan Commission (MetCom), present for Steve King, Director.

Legal advertisements for the public hearings were published in the *St. Mary's Today* on 10/29/06 and 11/5/06. Copies of the proposed amendments were placed on the County website; at the Public Information Office, located at 23115 Leonard Hall Drive, Leonardtown, Maryland; and in all branches of the County libraries.

Public Testimony Exhibit 1: Summary of comments made by Dale Burch, resident of Big Horn Court

Mr. Jackman explained MetCom, the applicant, researched the feasibility of extending water service to the subject properties and found a maximum of 241 Equivalent Dwelling Units (EDUs) at one unit per acre can be developed without the use of Transferable Development Rights (TDRs). The Comprehensive Plan for St. Mary's County supports extending water and sewer service in growth areas and the properties are located in the Charlotte Hall Town Center. The properties currently contain a total of 35 EDUs.

Mr. Frederick explained there are two residential developments along Mohawk Drive being reviewed by the County: Pueblo Estates, with five additional lots proposed, and North Indian Creek Estates, with six lots proposed. There are additional lots adjacent to North Indian

Creek Estates that are likely to be subdivided in the near future. Mr. Frederick explained there are total of 40 parcels of land with access through Mohawk Drive that range in size from 1.19 acres to 18.12 acres. There is also a large 89.92-acre parcel of land located at the end of Mohawk Drive that is currently undeveloped. Mr. Frederick noted these properties are located in the RNC zone, which allows a base density of one unit per acre and two units per acre with the use of TDRs. MetCom calculated the potential EDUs by assigning one unit per acre on each piece of property. He added there is also a shopping center and large housing development planned for the area.

Mr. Frederick stated the water system will be developed by MetCom's contractor and individual developers or current residents will be responsible for connecting to MetCom's line. Ms. Guazzo inquired about the source of the water. Mr. Frederick replied the water will come from the well and tank behind McKay's. Mr. Thompson asked how many water systems are located in Charlotte Hall. Mr. Frederick replied there are three and MetCom also has an agreement with the Veteran's Hospital to use their system for fire suppression if needed. Ms. Guazzo asked why MetCom prepared the feasibility study under two phases. Mr. Frederick replied the first phase includes the existing dwellings and the known subdivisions of Pueblo Estates and North Indian Creek Estates. The second phase includes the remaining maximum allowable development at one unit per acre.

Ms. Guazzo inquired about the charge per EDU for the current residents. Mr. Frederick explained each resident will be required to pay an annual benefit assessment fee for each potential EDU that can be built on their property at one unit per acre, regardless of how many dwellings actually exist on their property. He further explained the monthly water service charge will be based on actual use. Ms. Guazzo asked if the policy of charging fees based on potential EDUs is in place anywhere else in the County. Mr. Frederick responded in the development districts. Ms. Guazzo asked who makes the final decision on this project after the Planning Commission forwards their recommendation. Mr. Frederick replied it will go before the Board of County Commissioners (BOCC) at a public hearing. He explained MetCom is required to attempt the extension of water service in this area because they are aware of planned developments. Ms. Guazzo asked if MetCom met with the current residents. Mr. Frederick responded no. Mr. Thompson asked if percolation tests will be required for any additional development in the area. Mr. Frederick replied yes, but MetCom does not know if the properties will pass.

The Chair opened the hearing to public comment.

Dale Burch, resident of Big Horn Court, expressed concern this amendment will have a negative impact on the current residents of the affected properties. He explained the residents have been required to drill wells since 1987 and, if water service is extended, they will all have to pay to cap their wells at a cost around \$600. He noted most of the residents are retired or near retirement and on a fixed income. He pointed out the average property owner of 4.5 acres will have to pay an annual assessment fee for four EDUs, or approximately \$38 per month for 20 years. In addition, the residents will have to pay \$25 per foot to connect to MetCom's line, along with an \$840 connection fee. He estimated the total cost to the average resident will be around \$18,060, not including the monthly water usage charge. He questioned why MetCom is not planning to build the water main along Mount Wolf Road, where the water category is already W-3D. Mr. Burch expressed concern development in the area will be severely limited by the natural topography and he asked the Planning Commission to postpone their decision until further study can be completed.

Michael Davis, resident of Mohawk Drive, stated he has one house on four acres. He explained his property can potentially contain four homes according to MetCom; however, his property contains steep slopes and is partially in the 100-year flood plain. Mr. Davis pointed out he cannot develop his property any further due to these natural constraints. He added his connection to MetCom's proposed water main will be over 600 feet, which will cost him over \$15,000. Mr. Reeves asked Mr. Davis if he is the original owner. Mr. Davis replied yes.

Clarence Davis, resident of Mohawk Drive, expressed concern he will be charged based on a calculation of two EDUs for his 2.23 acres, even though there is no way to build a second house on his lot. He explained he has lived in his current home for 24 years and he is not sure how he will pay the fees and increased taxes that will result from additional development because he is on a fixed income. He stated extending water service to this area is a mistake and it will negatively impact all of the current residents.

Jule Thorne, resident of Big Horn Court, stated the only people who will be served by this amendment are developers. She expressed concern increased development will result, causing increases in traffic and crowding. She pointed out the current residents want the area to remain small and quiet.

Pat Croson, resident of Mohawk Drive, explained her and her spouse are retired and living on a fixed income. She stated they have lived in their current home since 1977 and they built one additional home for their daughter. She does not see the need for public water service in this area and she feels only developers will benefit. She asked the Planning Commission not to recommend approval of this amendment.

Linda Reno, resident of Mohawk Drive, explained she currently enjoys a good quality of life. She stated she was born and raised in the County and has worked very hard so her and her family can continue to live here. She asked the Planning Commission not to recommend approval of this amendment.

Jerry Nokleby, Nokleby Surveying, Inc., stated he represents Israel Swarey, owner of four parcels on Mohawk Drive and developer of the proposed North Indian Creek Estates subdivision. He explained he has been working on this subdivision with Mr. Swarey since 2000 and applied for a waiver to not connect to public water. He stressed he is opposed to extension of public water service to this area.

Mr. Swarey stated he is also opposed to extension of water service to the area.

Janet Griffen, resident of Mohawk Drive, stated she is opposed to extension of public water service and she asked the Planning Commission not to recommend approval of this amendment.

Elaine and Thomas Williams, residents of Mohawk Drive, stated they have lived in their current home for more than 26 years and they have no desire to subdivide. Ms. Williams explained they have 18 acres and there is no way to build 17 additional houses due to topographical constraints. Mr. Thomas added several of the 18 acres are located in the 100-year floodplain and the property contains steep slopes. He stated he will be required to pay an \$1,800 annual assessment fee, according to MetCom's EDU calculation. In addition, their connection to the water main will be over 1,000 feet.

The Chair closed the hearing to public comment.

Ms. Guazzo asked Mr. Frederick if MetCom has evaluated the true potential development of these properties based on the topographical limitations. Mr. Frederick replied MetCom's study only counts what the zoning physically allows and MetCom does not determine whether or not land is buildable. Ms. Guazzo asked if MetCom will reduce the assessment charge if a resident can prove their land will not support more houses. Mr. Frederick replied yes. Ms. Reeves noted the residents will have to pay for an engineering survey to determine how many EDUs their property can support. Mr. Chase inquired about the depth of the wells currently serving the houses. Mr. Frederick replied the wells are in the Aquia aquifer, which is around 500 feet. Mr. Reeves asked if the residents will be required to cap their wells and hook to the public water. Mr. Frederick replied yes, they are required to hook to public service when it becomes available.

unless they are awarded an exemption, in which case they will still pay the benefit assessment fee. He stated there are other places in the County where people are paying for EDUs they are not using.

Mr. Thompson explained more information is needed on the topographical limitations of the properties in order to better estimate the actual cost to residents. Mr. Evans inquired about how the actual EDUs can be determined. Mr. Shire replied the developer requesting the CWSP amendment normally pays for the analysis but this case is unique because the applicant is a government agency. Mr. Reeves expressed concern many of these lots are not able to be developed further due to the natural constraints of the land. The Planning Commission agreed more information is needed about the EDU determination and actual costs to residents before a decision can be reached.

Mr. Thompson moved to table this issue until the St. Mary's County Metropolitan Commission can get more information on the actual impact to residents, including: the process of determining EDUs on property that cannot be further developed due to natural constraints, and the reduction of assessment charges for residents whose property will not support any additional dwellings; in addition, all of the public speakers at the November 13, 2006 meeting are to be notified when this issue is back on the Planning Commission agenda. The motion was seconded by Mr. Evans and passed by a 6-0 vote.

The Chair called a recess at 8:00 p.m.

The Chair called the meeting back to order at 8:05 p.m.

FAMILY CONVEYANCE

MSUB #06-110-020 – RADFORD SUBDIVISION LOTS 1 AND 2

The applicant is requesting preliminary review and approval of an additional lot on a private road in accordance with the St. Mary's County Subdivision Ordinance 02-02, Section 30.11.4, Family Conveyances provision. The property contains 20 acres; is zoned Rural Preservation District (RPD); and is located at 21907 Beem Lane, Leonardtown, Maryland; Tax Map 41, Grid 22, Parcel 247.

Owner: Katherine Leila Radford
Present: Richard Wilson for Ms. Radford

Certified Notice was mailed to all users of the private road and contiguous property owners. Certified receipts are in the file.

Mr. Bowles explained the applicant is actually requesting two additional lots on Beem Lane, which will bring the total number to six lots on the private road. He noted there are no outstanding issues pertaining to approval of these two lots. Beem Lane is an existing 16-foot to 20-foot right-of-way with a 12-foot paved travel way in good condition. Ms. Guazzo asked who owns Beem Lane. Mr. Wilson replied the road has been in existence for over 25 years and was conveyed to his mother-in-law and the Radford family. He asked if this request can be amended to the addition of only one lot. Mr. Bowles replied yes; however, that will bring the total number of lots on the private road to five lots, which will not require approval by the Planning Commission. Mr. Canavan suggested Mr. Wilson proceed with approval of the two lots and decide later which lot to record. He noted taxation only occurs upon recordation of a lot. Mr. Wilson agreed to keep the original request for two lots.

Mr. Evans moved that having accepted the staff report, dated October 20, 2006, and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (*Criteria for Approval of a Family Conveyance*), the Planning Commission grant approval of the Family Conveyance subdivision plan, with the condition that agreements ensuring

access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat. The motion was seconded by Mr. Hayden and passed by a 6-0 vote.

MSUB #06-120-011 – MCKAY ESTATES LOT 7

The applicant is requesting preliminary review and approval of an additional lot on a private road in accordance with the St. Mary's County Subdivision Ordinance 02-02, Section 30.11.4, Family Conveyances provision. The property contains 10 acres; is zoned Rural Preservation District (RPD); and is located at 21395 Point Lookout Road, Leonardtown, Maryland; Tax Map 50, Grid 14, Parcel 355.

Owner: J. Calvert and Selma D. McKay
Present: Robert Trautman

Certified Notice was mailed to all users of the private road and contiguous property owners. Certified receipts are in the file.

Mr. Bowles explained there are no outstanding issues and approval of an additional lot on Johns Creek Lane will bring the total to six lots on the private road. Johns Creek Lane is an existing 30-foot to 20-foot right-of-way consisting of a 16-foot gravel travel way. Mr. Bowles explained the applicant originally added five large lots to the existing lots of this subdivision and in the next case the applicants will be requesting further subdivision to add three more lots. He added all of the lots are for family members.

Mr. Thompson moved that having accepted the staff report, dated October 20, 2006, and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (*Criteria for Approval of a Family Conveyance*), the Planning Commission grant approval of the Family Conveyance subdivision plan, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat. The motion was seconded by Mr. Hayden and passed by a 6-0 vote.

DEVELOPMENT REVIEW

PSUB #06-120-011 – MCKAY ESTATES LOTS 5B, 7B AND 8B

The applicant is requesting preliminary plan review and approval of 3 lots in a major subdivision. The property contains 30 acres; is zoned Rural Preservation District (RPD); and is located at 21395 Point Lookout Road, Leonardtown, Maryland; Tax Map 50, Grid 14, Parcel 355.

Owner: J. Calvert and Selma D. McKay
Present: Robert Trautman

Mr. Bowles explained there are no outstanding issues and the three additional lots will be restricted to residents aged 55 or older. He stated two private roads will provide access to the subdivision: Johns Creek Way and McKay Way. Ms. Guazzo inquired about consolidating entrances on MD 5. Mr. Bowles replied the applicant worked with the State Highway Administration to obtain approval for two entrances on MD 5.

Mr. Evans moved that having accepted the staff report, dated November 1, 2006, and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (*Criteria for Approval of a Preliminary Plan*), including adequate public facilities as described in the attached Director's Report, the Planning Commission grant approval of the preliminary subdivision plan. The motion was seconded by Mr. Thompson and passed by a 6-0 vote.

CWSP #06-120-015 – WILLOWS RUN SUBDIVISION

The applicant is requesting review of a Concept Development Plan, in order to proceed with an amendment to the Comprehensive Water and Sewerage Plan. The property contains 23.75 acres; is zoned Residential Low-Density District (RL); and is located on Willows Road, Lexington Park, Maryland; Tax Map 51, Grid 22, Parcel 72.

Owner: Willows Road, LLC (Kevin C. Gibbs)
Present: Dean Wilkinson, R.A. Barrett & Associates, Agent

Mr. Shire explained there are no outstanding issues. Ms. Guazzo inquired about the design enhancements utilized by the subdivision to increase density. Mr. Wilkinson replied the enhancements being considered are: installation of bio-retention stormwater management devices; retention of 30 percent of the existing forest; 25 percent increase over the minimum in energy efficiency; and use of a minimum 5/12 roof pitch on the homes. Ms. Guazzo commented she is asking developers along Willows Road to reserve a 20-foot strip of land for future road widening and to pay funds towards a new traffic signal at the Willows Road and MD 5 intersection. Mr. Shire replied staff is asking for fees-in-lieu from all developers along Willows Road to help fund the traffic signal. Mr. Wilkinson added the plan includes a 50-foot open-space buffer along Willows Road that will provide enough room for widening. Mr. Evans asked when the final design enhancements will be identified. Mr. Shire replied they will be determined at preliminary approval.

Mr. Evans moved that having accepted the staff report, dated November 1, 2006, and having made a finding that the referenced project meets concept plan requirements to proceed with a Comprehensive Water and Sewerage Plan amendment to change the water and sewer categories from W-6 and S-6 to W-3D and S-3D, and noting that the subdivision plan must return to the Planning Commission for preliminary approval, the Planning Commission grant approval of the concept plan. The motion was seconded by Ms. Guazzo and passed by a 6-0 vote.

CCSP #06-132-018 – JOHNSON LUMBER COMPANY

The applicant is requesting review and approval of a Concept Site Plan for a 52,800 square foot lumber yard. The property contains 5.37 acres; is zoned Town Center Mixed Use District (TMX); and is located on Potomac Way, Charlotte Hall, Maryland; Tax Map 1, Grid 16, Parcel 131, Lots 9 and 10.

Owner: Charlotte Hall Yard, LLC (Bob Johnson)
Present: Terry Schuman, Bay Engineering, Agent

Mr. Shire noted the agenda states the plan is for a 55,000 square foot lumber yard but the actual square footage is 52,800 square feet. He explained a traffic impact study has been requested. The TMX zone allows a Floor Area Ratio (FAR) of 20 percent, but this development will result in an FAR of 22.6 percent. Because of this, design enhancements and TDRs will be required. Ms. Guazzo inquired about a small section of property on the plan that is zoned RNC. Mr. Shire replied the RNC property will not be developed as part of the project but will be used for landscaping and buffering. He explained the FAR would be over 24 percent without the inclusion of the RNC portion of the property. Ms. Guazzo noted the plan shows a parking area in the RNC portion of the property. Mr. Schuman responded the gravel parking lot extends into the RNC, where it will be used for storage. Mr. Shire asked if the applicant will remove the gravel extension. Mr. Johnson replied yes. Mr. Shire noted the RNC portion should not be used for anything but landscaping and the FAR calculation.

Ms. Guazzo inquired about the existence of a driveway for the neighboring property on the plans. Mr. Schuman replied there is an existing driveway that crosses the RNC portion of the applicant's property but there are no known easements. Ms. Guazzo inquired about a fence on the plans. Mr. Schuman replied a fence is proposed, but it will not block the driveway access.

The Chair agreed to allow limited public comment.

Linda Travers, neighboring resident, expressed concern she has never been approached by the applicant and she does not want the lumber yard built so close to her property line. She is worried about the increased noise, lighting and traffic. Ms. Guazzo asked Ms. Travers if she was aware her driveway crossed someone else's property. Ms. Travers replied yes, but she was told no one will ever be able to build across her driveway because the neighboring RNC property contains drain fields for the existing businesses. Tim Goffse, local resident, commented the developer should not be allowed to build so close to the drain fields. Mr. Schuman replied there will be a ten-foot easement around the drain fields and the lines will be relocated to the perimeter. Tom Crose, local resident, explained he is opposed to the lumber yard because his house is already faced on two sides by a tire company and McKay's. Mr. Johnson responded the property is zoned TMX and a lumber yard is allowed in this zone. He added he believes the driveway issue can be addressed and he has no plans to cut off Ms. Travers's property access. Ms. Guazzo commented Ms. Travers needs to keep her access to the road and should get something in writing from the applicant stating her driveway will not be blocked.

Ms. Guazzo observed the lumber yard needs a bigger buffer next to the residential area. Mr. Shire replied staff already determined more plantings are needed. Mr. Chase inquired about fire suppression for the wells. Mr. Johnson replied he will comply with whatever is required to ensure adequate fire suppression. Ms. Guazzo asked if the lumber yard will have sprinklers. Mr. Shire responded yes and it will also contain adequate water storage. Mr. Evans encouraged Mr. Johnson to meet with neighboring residents to address some of their concerns.

Ms. Guazzo moved that having accepted the staff report, dated November 1, 2006, and having made a finding that the objectives of Section 60.5.3 of the Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, and noting that the property owner has agreed to execute a permanent easement on the edge of the RNC zoned portion of the property at Parcel 16, Lot 500-61 over the existing driveway to allow the neighboring property to retain its current access way, and noting that the property owner agreed to make no other improvements to the RNC zoned portion of the property, the Planning Commission granted approval of the concept site plan. The motion was seconded by Mr. Thompson and passed by a 6-0 vote.

DISCUSSION

ST. MARY'S COUNTY CAPITAL IMPROVEMENT PLAN

Present: Elaine Kramer, Chief Financial Officer, Finance; Brad Clements, Chief Administrative Officer, and Kim Howe, Supervisor of Capital Planning, Public Schools; George Erichsen, Director, DPW&T

Ms. Kramer provided a brief overview of the St. Mary's County Capital Improvement Program (CIP) and she explained the capital budget process. She gave the Planning Commission a list of approved FY2007 capital improvement projects and funding. She also provided the FY2008 approved budget timeline and information on the debt affordability of the County.

Ms. Kramer stated the budget process begins in the fall with the preparation of capital project requests. These requests go to a Public Hearing in April and are further updated in May. Ms. Kramer explained the capital budget planning process focuses not only on the coming fiscal year, but also on the ensuing five years. The typical capital project runs three to five years from start to finish. She explained current projections show the County will stay well within the debt affordability parameters for FY2007 and the ensuing five years.

Ms. Kramer asked Planning Commission members to direct any questions or suggestions for the FY2008 CIP to her through Denis Canavan. Mr. Canavan explained a full review of the forthcoming CIP will come before the Planning Commission soon. He noted the County is moving forward to implement approved master plans.

Mr. Clements and Ms. Howe gave a brief overview of anticipated school projects in relation to the State's funding procedures and guidelines. Ms. Howe explained, in order for a project to be eligible for State funding, 50% of the students must be in place and the rest of the student population must be in when the project is completed. She discussed the different school capacity needs at the elementary, middle and high school levels. The Adequate Public Facilities (APF) for the Northern portion of the County is closed at the elementary level. In FY2008, the State projects the County to be 297 seats short at the elementary level and construction on a new school can begin. The second new elementary school will be warranted in FY2011 and the third in FY2013. The APF for the Central portion of the County is closed at the middle school and high school levels. Ms. Howe explained the growth at the middle school level is currently flat but will accelerate greatly between FY2014 and FY2016 due to an influx of students from the elementary school level to the middle school level. At the high school level, the County calculations project school needs to fall much shorter than capacity in the coming years. However, the State calculations utilize lower enrollments, so the State does not anticipate the need for a new high school. Because of this, it will be difficult to obtain any State funding for a new high school, but the County is still actively pursuing a site to build one. Mr. Clements explained the new high school can open as a middle school and then phase into a high school when the population shifts. Ms. Guazzo asked why the new high school is only planned for 1,200 seats when the current high schools have a higher capacity. Mr. Clements explained the capacity has to be kept low in order to try and get State approval, but a wing can be added at a future date to increase the new school's capacity. Mr. Clements explained the local projects will come back before the Planning Commission for review after the first of the year.

Mr. Erichsen gave the Planning Commission updates on completed and current facilities projects, marine projects, highway projects and waste management projects. Facilities projects completed include the Northern Senior Center, the Welcome Center, and the correction of HVAC issues in the Governmental Center. Other projects in the CIP include the Naval Air Museum, which will be funded primarily through private sources and grants, and improvements to the Adult Detention Center totaling around \$21 million. The County is reviewing several options for bringing all of the development review services to one campus, either near the Governmental Center or near the building housing LUGM. The agencies that will be moving include the Soil Conservation District and Environmental Health. Mr. Reeves asked if the Farm Service Agencies will also be included. Mr. Erichsen replied yes.

Mr. Erichsen announced the Murray Road Revetment Project helped protect Murray Road during Tropical Storm Ernesto. The Patuxent Beach Road Revetment Project will now be funded by the County and not by the Federal Government. Completed marine projects include the dredging of St. Jerome's Creek and the Holly Point Shore Erosion Project.

Mr. Erichsen highlighted the anticipated path of the FDR Boulevard corridor and explained CIP funding is available for acquiring corridor property. There are also plans for Pegg Road to be extended to MD 5 and eventually to Indian Bridge Road. Funding has been provided for a Roadway Widening Project to widen some of the County roads that do not currently meet the 18-foot minimum width requirement. Mr. Erichsen also highlighted plans to build a transfer station in the County in order to save costs and bring some of the commercial revenue back. The station is planned for the St. Andrew's Landfill site and will include separate scales to weigh in and weigh out. Other issues discussed include the State-funded cleanup of the Oakville tire dump site, the extension of the Landfill Area C permit through 2010 and the planned upgrades to the Oakville and Clements Landfills to increase convenience for customers.

**REVIEW AND APPROVAL OF THE 2007 PLANNING COMMISSION, TECHNICAL
EVALUATION COMMITTEE AND PRE-APPLICATION MEETING SCHEDULES**

The Planning Commission reviewed and approved the 2007 meeting schedules.

ADJOURNMENT

The meeting was adjourned at 10:25 p.m.

Cindy R. Koestner
Recording Secretary

Approved in open session: November 27, 2006

Stephen T. Reeves
Chairman