

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, November 9, 2015**

Members present: Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Martin Siebert, Hal Willard, and Merl Evans.

Members absent: None

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

**APPROVAL OF THE MINUTES** – The minutes of October 26, 2015 were **not** approved as presented.

**DECISION**

**Minor Subdivision # 13-11000032, Cypress Park**

**Three major concerns were discussed:**

1. The Tallwood Road Connection was not removed from the site plan
2. Stormwater Management
3. Gilliflower Road should be constructed as a county road not a private road

**Two motions were made:**

*Commissioner Evans made a motion in the matter of Minor Subdivision 13-11000032, Cypress Park, to continue the decision until the December 14, 2015 meeting, so that staff can reach out to the applicant and again share the Planning Commission's and the public's concerns. This would give the applicant the opportunity to come back, and the planning commission would vote at that time. Understanding that there would be a six member panel rather than seven. Or the applicant can withdraw and simply begin again. Commissioner McNeill seconded. The motion **did not** pass with a vote of 3-4.*

**In Favor:** 3 - Merl Evans, Susan McNeill, and Hal Willard

**Opposed:** 4 - Patricia Robrecht, Martin Siebert, Shelby Guazzo, and Howard Thompson

*Commissioner Siebert made a motion in the matter of Minor Subdivision 13-11000032, Cypress Park, having accepted the staff report and have made a finding that the objectives of Section 30.5.5, of the Subdivision Ordinance for the proposed 7 lots have been met, noting that the referenced project has met all requirements for minor subdivision approval, I move that this minor subdivision be APPROVED. Commissioner Willard seconded. The motion **did not** pass with a vote of 2-5.*

**In Favor:** 2 - Martin Siebert and Hal Willard

**Opposed:** 5 - Howard Thompson, Shelby Guazzo, Patricia Robrecht, Merl Evans, and Susan McNeill

**The project was denied.**

**PUBLIC HEARING**

**Minor Subdivision # 15-11000023, Magnani Acres**

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

OWNER: Donald P. & Delores M. Magnani

LOCATION: 46637 Flower of the Forest Drive, Lexington Park, MD 20653

TM-051 GRID-16 PAR-0041 ED-08 TAX ID- 030979

ZONING: RPD

ACREAGE: 120.8

ACTION REQUESTED: Preliminary review of an additional lot on a private road in accordance with the St. Mary's County Subdivision Ordinance 10-01, Section 30.11.14, and Family Conveyance Provision.

*Chairman Thompson opened the matter up for public testimony.*

**Speakers:**

Delores Magnani

*Chairman Thompson closed the matter was closed for public testimony.*

*Commissioner McNeill made a motion in the matter of MSUB #15-1100023 Magnani Acres, having accepted the staff report and having made findings pursuant to Section 30.11.14 of the Subdivision Ordinance (that is criteria for Approval of a Family Conveyance), I move that the Family Conveyance, known as lot 2, subdivision plan be APPROVED, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat and also with the understanding that lot 1 is provided for by other provisions of the Zoning Ordinance. Commissioner Willard seconded. The motion passed with a vote of 6-1.*

**In Favor:** 6 - Susan McNeill, Merl Evans, Hal Willard, Patricia Robrecht, Martin Siebert, and Howard Thompson

**Opposed:** 1 - Shelby Guazzo

**DISCUSSION**

2016 PC & TEC meeting schedules review

*No motion necessary per Chairman Thompson. Any questions or concerns should be directed to the Department of Land Use & Growth Management.*

**ADJOURNMENT**

A motion to adjourn was made at 8:35 p.m. by Martin Siebert. **The motion passed unanimously.**

Approved in open session:

December 14, 2015

  
Howard Thompson  
Chairman