

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, January 12, 2015**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Martin Siebert, Merl Evans and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; Hannah Pinkerton, Planner II; and Jada Stuckert, Recording Secretary. County Attorney George Sparling was also present.

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

ELECTION OF OFFICERS

Mr. Siebert made a motion to nominate Howard Thompson as Chairman and Hal Willard as Vice-Chairman and Mr. Willard seconded. The motion failed by a 3-3-1 vote with Ms. McNeill, Ms. Robrecht and Ms. Guazzo opposed and Chairman Thompson abstaining.

Ms. McNeill made a motion to nominate Howard Thompson as Chairman and Ms. Robrecht seconded. The motion passed by a 6-0-1 vote with Chairman Thompson abstaining.

Mr. Evans made a motion to nominate Ms. Guazzo as Vice-Chairman and Mr. Willard seconded. The motion passed by a 5-1-1 vote with Mr. Siebert opposed and Chairman Thompson abstaining.

APPROVAL OF THE MINUTES – The minutes of November 10, 2014 and December 8, 2014 were approved as presented.

PUBLIC HEARING - DEVELOPMENT REVIEW

CCSP #14-132-009 – Mechanicsville VFD

Ms. Hannah Pinkerton was sworn for the record. Ms. Pinkerton submitted the certification of publication for the record, *hereby labeled as Exhibit 1 by the Recording Secretary*. The applicant is requesting concept site plan approval for 36,962 square feet for a fire department addition. The property contains 5.17 acres; is zoned RMX; and is located at 28165 Hill's Club Road, Mechanicsville, Maryland; Tax Map 43, Grid 01, Parcel 84, 222 and lot 3.

Owner: Mechanicsville Fire Department
Presenters: Pete Meletz

Notice of public hearing was advertised in The Enterprise on December 24, 2014 and December 31, 2014. Ms. Pinkerton gave an overview of the staff report dated December 12, 2014, the applicable regulations and the outstanding issues. Ms. Pinkerton submitted the staff report and attachments for the record, *hereby labeled as Exhibit 2 by the Recording Secretary*.

Ms. McNeill asked if anyone has an issue with the buffers. Ms. Pinkerton indicated there are no issues. Mr. Siebert asked if there was an issue with the boundary line adjustment plat. Ms. Pinkerton stated no, the fire department owns both properties.

Mr. Pete Meletz was sworn for the record.

Mr. Meletz gave an overview of the project indicating four lots will be combined into one lot. Mr. Meletz indicated this expansion will help the fire department serve the community for years to come. Mr. Siebert asked if other companies would be able to train at this facility once the construction is complete. Mr. Meletz stated yes, however no training will be offered during the construction period however all the fire responsibilities will be met.

Chairman Thompson opened the hearing to public comment, hearing none, closed the hearing to public comment.

Ms. Guazzo made a motion in the matter of CCSP #14-132-007 Mechanicsville Fire Department Addition, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the 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 and Mr. Willard seconded. The motion passed by a 7-0 vote.

DISCUSSION

Work session to be held on January 20, 2015.

ADJOURNMENT

The meeting was adjourned at 7:15 pm

Jada Stuckert
Recording Secretary

Approved in open session: March 23, 2015

Howard Thompson
Chairman