

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, April 11, 2011**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Joe Meinert was excused. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Dave Chapman, Capital Facilities Planner; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

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

**APPROVAL OF THE MINUTES** – The minutes of March 14, 2011 were approved as presented.

**DECISION**

**CWSP #10-200-004 – Leonardtown Treated Wastewater Land Application and Service Category for “the Hayden Property”**

Amend section 4.5.3.A to describe the future expansion of the Leonardtown Wastewater Treatment Plant capacity through the land application of treated wastewater by spray or drip irrigation.

Also proposed are amendments to Water Service Area Map III-32 to change the service category from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed) for the following properties located in the 3<sup>rd</sup> Election District (also known as part of The Hayden Property):

Tax Map 32, Grid 11, Parcel 339, Outparcel A (89.56 acres)  
Tax Map 32, Grid 11, Parcel 339, Lot 1 (1.06 acres)  
Tax Map 32, Grid 11, Parcel 225 (1.69 acres)

These water service area map amendments will facilitate the provision of public water service for future public facilities at that location. The above properties are currently in sewer service category S-3D and do not require amending to facilitate future public sewer service.

These requests are being continued from February 28, 2011 where the record was left open for fourteen days to receive written comments, and closed at 5:00 p.m. on March 14, 2011.

Present: Derick Berlage, LUGM; Dave Chapman, LUGM; George Erichsen, DPW&T  
Brad Clements, SMCP; Jackie Meiser, Metcom

***Ms. Guazzo made a motion in the matter of Leonardtown Treated Wastewater Service Category for “the Hayden Property”, Case CWSP #10-200-004: having accepted the staff report dated January 28, 2011, and having held a public hearing on the request to amend the maps of the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP), and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Board of County Commissioners that service area map III-32 be amended to change the water service category from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed) for properties described as Tax Map 32, Grid 11, Parcels 225 and 339 (Lot 1 & Outparcel A) in the 3<sup>rd</sup> Election District. I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners and Mr. Seibert seconded. The motion passed by a 6-0 vote.***

After further discussion:

**Ms. Guazzo made a motion in the matter of Leonardtown Treated Wastewater Land Application, Case CWSP #10-200-004: having accepted the staff report dated January 28, 2011, and having held a public hearing on the request to amend the text of the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP), and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Board of County Commissioners that Section 4.5.3 of the CWSP entitled "Leonardtown Sanitary District #3" and Section 4.5.3.A of the CWSP entitled "Leonardtown Wastewater Treatment Plant" be amended as described in the staff report dated April 4, 2011, which covers the future expansion of the Leonardtown Wastewater Treatment Plant capacity through land application of treated wastewater. I further recommend to the Board of County Commissioners that within the Leonardtown Sanitary District #3 for properties zoned RL that the treated wastewater land application should only be done using the drip irrigation application method. I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners and Ms. McNeill seconded. The motion FAILED by a 3-3 vote with Mr. Willard, Mr. Evans, and Mr. Seibert opposed.**

**Mr. Willard made a motion in the matter of Leonardtown Treated Wastewater Land Application and Service Category for "the Hayden Property", Case CWSP #10-200-004: having accepted the staff report dated January 28, 2011, and having held a public hearing on the request to amend the text of the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP), and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Board of County Commissioners that Section 4.5.3 of the CWSP be amended to describe the future expansion of the Leonardtown Wastewater Treatment Plant capacity through land application of treated wastewater as drafted by staff. I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners and Mr. Evans seconded. The motion FAILED by a 2-4 vote with Mr. Hayden, Ms. Guazzo, Mr. Seibert, and Ms. McNeill opposed.**

**Ms. Guazzo made a motion to send a letter to the Board of County Commissioners to be signed by the Chairman of the Planning Commission indicating a negative vote for the request for the Leonardtown Treated Wastewater Land Application and Service Category for "the Hayden Property", Case CWSP #10-200-004 and to attach the meeting minutes to the letter and Mr. Seibert seconded. Mr. Evans asked that the Planning Commission members be forwarded the letter prior to it being signed by the Chairman. The motion PASSED by a 6-0 vote.**

#### **FSUB #03-120-036 – Broad Creek Subdivision**

The applicant is requesting to change the conditions set forth by the Planning Commission's July 26, 2004 Preliminary Plan Approval of the 183-lot subdivision. The property contains 92.827 acres; is zoned RL and AE; and is located at the northwest side of St. John's Road at Board Creek Drive; Tax Map 26, Grid 24, Parcel 085.

Owner: Talon, LLC

Presenters: George McCully, Applicant; Edward Gibbs, Attorney; Mike Lenhart, Traffic Engineer

Additional Staff: John Groeger, Public Works and Transportation

**Ms. Guazzo made a motion in the matter of FSUB #03-120-036, Broad Creek Subdivision, having studied the staff report and having studied the findings pursuant to Section 30.5.5 of Subdivision Ordinance #02-02, I move that the motion of former member Mr. Howard Thompson made July 26, 2004 stand as written in the minutes. The applicant needs to move forward with the accesses and conditions as stated in the original subdivision and Mr. Evans seconded.**

***After discussion, Ms. Guazzo withdrew her previous motion with the understanding that an effort will be made by the applicant to discuss with their homeowners, the proposed changes to the intersection of Rt. 235 and St. John's Rd. and Beck Rd; that planning staff will notify the local businesses i.e. the pharmacy and the church of the proposed intersection changes. Ms. Guazzo asked that if she withdrew her motion that this item be tabled for at least six (6) weeks and Mr. Evans agreed. It was the consensus of the members to table this item for at least six (6) weeks.***

**DISCUSSION**

**Annual School Capacity Report**

**EDU Reconciliation**

**ADJOURNMENT**

The meeting was adjourned at 9:40 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:      May 9, 2011

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Brandon Hayden  
Chairman