

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, May 14, 2012**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; and Dave Berry, Planner II. 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 April 23, 2012 were approved as presented.

PUBLIC HEARING

Chapter 60 “Development Standards”

Section 60.5, “Concept Site Plan Application Submission Requirements and Initial Review Procedures”, to remove the mandatory requirement for a pre-application meeting, making it optional. The purpose of the proposed text amendment is to change Section 60.5.1 of the Zoning Ordinance (Ordinance to modify as a pre-requisite to concept site plan application, the requirement for a pre-application meeting. The hearing was advertised in The Enterprise on April 27, 2012 and May 4, 2012.

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

Mr. Evans made a motion that the Planning Commission, having accepted the finding of the staff report, regarding the proposed text amendment to section 60.5 of the Ordinance, to modify as a pre-requisite to concept site plan application, the requirement for a pre-application meeting and having conducted a public hearing regarding this request, approve a resolution recommending that the Board of County Commissioners approve this amendment and 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. Willard seconded. The motion passed by a 7-0 vote.

Chapter 32 “Property Development Regulations”

Schedule 32.1 “Development Standards” to modify the Table for DMX and TMX Zones, Principal Structure Minimum Setbacks, to correct a typing mistake. The front setbacks for TMX and DMX zones were inadvertently transposed during the September 2010 adoption of the Ordinance. The purpose of the proposed text amendment is to correct Schedule 32.1, Development Standards of the Zoning Ordinance (Ordinance). Principal structure front yard setbacks along minor collector or lesser roads should be 5 feet (not 20 feet) in the DMX. Front yard setbacks along major collector roads should be 10 feet (not 35 feet) in the DMX. Conversely, front yard setbacks along minor collector or lesser roads should be 25 feet (not 5 feet) in the TMX and 35 feet (not 10 feet) along major collectors in the TMX. The hearing was advertised in The Enterprise on April 27, 2012 and May 4, 2012.

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

Ms. McNeill made a motion that the Planning Commission, having accepted the findings of the staff report, regarding the proposed text amendment, to correct Schedule 32.1, Development Standards Table for the DMX and TMX, for a typing mistake and having conducted a public hearing regarding this request, approve a resolution recommending that the Board of County Commissioners approve this amendment and 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. Guazzo seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

Chairman Howard Thompson recused himself from voting on this matter as he is employed at the school. Ms. Guazzo took over as Chair for this case.

CCSP #11-132-002 – Harry Lundeberg School Claims Building

The applicant is requesting approval of a concept site plan for a 36,000 sq. ft. office building. The property contains 61 acres; is zoned TMX and IDA; and is located at 17270 Piney Point Road, Piney Point, Maryland; Tax Map 65, Grid 18, Parcel 276.

Owner: Lundeberg School of Seamanship
Presenters: John Parlett of CMI General Contractors

Mr. Parlett submitted an aerial plat as well as façade renderings for the record, hereby labeled as Exhibit 1 by the Recording Secretary.

Mr. Siebert made a motion in the matter of CCSP #11-132-002 Harry Lundeberg School Claims Office, 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 Ms. McNeill seconded. The motion passed by a 6-0-1 vote with Mr. Thompson abstaining.

CCSP #11-132-015 – Callaway Baptist Church

The applicant is requesting approval of a concept site plan for a 7,787 sq. ft. church. The property contains 4.42 acres; is zoned VMX; and is located at 20960 Point Lookout Road, Callaway, Maryland; Tax Map 50, Grid 16, Parcel 187.

Owner: Baptist Church Extension Society
Presenters: John Norris Jr. of NG&O Engineering, Inc.

Ms. Guazzo made a motion in the matter of CCSP #11-132-015 Callaway Baptist Church, 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 this approval is for Phase 1 of the Master Plan for the church property and further noting that the referenced project will return to the Planning Commission for Phase 2 and that all requirements for concept approval have been met, I move that the concept site plan be approved and Mr. Siebert seconded. The motion passed by a 7-0 vote.

DISCUSSION

Draft 2012 Road Ordinance presentation by George Erichsen, Director, Department of Public Works and Transportation

2012 Annual Growth Policy Briefing

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: May 29, 2012

Howard Thompson
Chairman