

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 12, 2013**

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; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior 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 July 22, 2013 were approved as presented.

PUBLIC HEARING

CWSP Review and Report, including MetCom FY 14 CIB

Mr. Chapman gave an overview of the review and report and asked that the Planning Commission forward a favorable recommendation to the County Commissioners. Upon question by the Planning Commission, Mr. Ichneowski of MetCom provided an explanation as to why the amendment is necessary.

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

Ms. McNeill made a motion in the matter of the 2013 Comprehensive Water and Sewerage Plan Review and report having accepted the staff report dated July 22, 2013, and having held a public hearing on proposed amendments to the CWSP as required by the Environment Article of the Maryland Annotated Code, the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission adopt a resolution to approve and recommend to the Commissioners of St. Mary's County that the CWSP 2013 Review and Report be adopted and that the CWSP be amended to incorporate the MetCom FY 2014-2019 CIB; and that the Chairman be authorized to sign the resolution on behalf of the Planning Commission and transmit it to the Commissioners of St. Mary's County and Ms. Robrecht seconded. The motion passed by a 7-0 vote.

Subdivision around Lawfully Existing Dwellings

Mr. Shire gave an overview of the proposed amendment to the Zoning Ordinance to allow subdivision around legally existing dwellings. Mr. Bowles provided additional information as needed.

Ms. Guazzo indicated she would like the Planning Commission to review cases where there are private roads connecting all these non-conforming dwellings.

Chairman Thompson opened the hearing to public comment.

Mr. Jamie Raley representing the Farm Bureau

Mr. Raley stated the Farm Bureau would like to see TDR's be required for these types of subdivisions. Mr. Raley indicated requiring TDR's will help keep our rural areas rural.

Ms. Guazzo made a motion to continue this hearing to the October 28, 2013 meeting and Mr. Evans seconded. The motion passed by a 7-0 vote.

Extensions of Time

Mr. Shire gave an overview of the proposed amendment to the Zoning Ordinance and Subdivision Ordinance as they pertain to extension of time.

Chairman Thompson opened the public hearing to public comment; there were none.

Mr. Evans made a motion to continue this hearing to October 28, 2013 and Mr. Willard seconded. The motion passed by a 6-1 vote with Ms. Robrecht opposed.

DEVELOPMENT REVIEW**PUD #04-132-010 – Lexington Exchange aka Oak Crest Center Amendment**

The applicant is requesting review and approval of a minor amendment to an approved Planned Unit Development Plan (PUD) to add a sign plan. The property contains 146.4 acres; is zoned PUD-IP, AE Overlay; and is located on the Northeast side of Three Notch Road (MD Route 235) approximately 3,100 feet Northwest of its intersection with Patuxent Beach Road (MD Route 4); Tax Map 34, Grid 10, Parcel 292.

Owner: St. John Properties, Inc.
 Presenters: Bob Bowles, LUGM
 Chris Longmore, Dugan McKissick & Longmore
 Karen Watsic, Development Manager with St. John Properties
 Andrew Roud, St. John Properties

Mr. Longmore gave a brief overview of the request indicating the applicant is only asking for approval of the main sign located on the roadway and introduced Mr. Andrew Roud gave an overview of the construction progress of the Lexington Exchange aka Oak Crest Center. Mr. Longmore indicated the applicants are accepting of staff's recommendations.

Mr. Evans made a motion in the matter of PUD Amendment #04-132-010, Lexington Exchange, aka Oak Crest Center, Sign Plan, having accepted the staff report and having made a finding that the objectives of Section 44.4 and Sections 65.5, of the zoning ordinance have been met, noting that the referenced project has met all requirements for approval, including conditions noted, I move that this minor PUD Amendment Master Sign Plan consisting of an entry pylon sign be approved and Mr. Seibert seconded. Mr. Longmore clarified the staff report to read 30 feet rather than 30 inches. The motion passed by a 7-0 vote.

DISCUSSION**Discuss Additional Planning Commission Meetings**

Mr. Bowles reviewed the additional meetings with the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 9:00 pm.

Jada Stuckert
Recording Secretary

Approved in open session: September 23, 2013

Howard Thompson
Chairman