

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, April 26, 2010**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Joe Meinert, Susan McNeill, Merl Evans, Martin Siebert, and Lawrence Chase. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; Bob Bowles, Planner IV; and Dave Chapman, Capital Facilities Planner. 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 12, 2010 were approved as presented.

Ms. Guazzo stated she believes a traffic study is required for the St. Mary's Crossing application and asked that staff bring the traffic study before the Commission as well as other mitigation measures prior to the issuance of the Directors Report for Adequate Public Facilities. **Ms. Guazzo made a motion to have St. Mary's Crossing submit the traffic study for review prior to the issuance of the Director's Report and Ms. McNeill seconded.** Mr. Meinert stated he is concerned with the Commission re-opening a plan that has already been approved with conditions. Ms. Guazzo stated she does not wish to re-open the case; she would simply like to see the additional traffic information. Ms. Guazzo stated we would be asking the Director to consider our comments in his findings of Adequate Public Facilities. **The motion passed by a 6-1 vote with Mr. Seibert opposed.**

Mr. Meinert stated that a representative of a developer having business on a Planning Commission agenda had contacted him about meeting privately to discuss the development proposal. Mr. Meinert stated that he declined to meet with the developer's representative, because the proposed development would be coming before the Planning Commission, and he noted that, if the proposal were a public hearing item, such contact would be considered ex parte communication. He stated his opinion that members of the Planning Commission should not meet privately with developers having business on a Planning Commission agenda, in any event, because it would give an individual member more or different information than the other members of the Commission would have and that input given at the private meeting could be used by the developer against him or the Planning Commission. Mr. Meinert asked Mr. Weiskopf if such meetings were a problem under the Commission's bylaws or could be considered an ethical issue. Mr. Weiskopf stated that such communications should be discouraged. Mr. Meinert stated that the Commission should discuss this subject further at a future retreat or worksession. Chairman Hayden stated that the list of retreat topics is getting longer.

DISCUSSION

Metropolitan Commission, Capital Improvement Plan (CIP)

Ms. Meiser presented the Capital Improvement Plan and answered questions from the Commission members. After discussion the Commission members decided they would like to see additional information from Metcom and LUGM. The discussion will be continued to the Monday, May 10, 2010 meeting.

Briefing on the Annual Growth Policy

Mr. Chapman gave an overview of the April 2010 Annual Growth Policy Summary and answered questions from the Commission members.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: May 10, 2010

Brandon Hayden
Chairman