

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
ROOM 14 \* GOVERNMENTAL CENTER \* LEONARDTOWN, MARYLAND  
Monday, September 24, 2007**

Members present were Howard Thompson, Vice-Chairman; Shelby Guazzo, Brandon Hayden, Susan McNeill, Merl Evans, and Lawrence Chase. Members excused were Steven Reeves, Chairman. Department of Land Use & Growth Management (LUGM) staff present were Denis Canavan, Director; Sabrina Hecht, Planner IV; Jeff Jackman, Senior Planner; Bob Bowles, Planner II; and Jada Stuckert, Recording Secretary. County Attorney, Christy Holt Chesser was also present.

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

**APPROVAL OF THE MINUTES**

The minutes of 8/27/07 and 9/10/07 were approved as presented.

**DEVELOPMENT REVIEW**

**CCSP #05-132-034 – Guardian Termite and Pest Control**

Mr. Bowles gave an overview of the staff report which recommends approval for a 5,480 square foot office and business service. Ms. Guazzo asked about the waiver for water and sewer. Mr. Bowles explained the property is classified W-6 and S-6 (No planned service) however the line that runs in front of the property is a restricted line. Mr. Bowles stated the property is unable to connect to this line due to the CWSP classification. Mr. Bowles stated the applicant has to get a waiver from the Metropolitan Commission, Land Use & Growth Management, and the Health Department as a formality. Ms. Guazzo asked why a waiver is needed if they can't connect to public water and sewer. Mr. Bowles explained the CWSP states the applicant is required to hook up to water and sewer in this area and this is why the waiver is necessary. Mr. Bowles stated this is a formality that will change with the CWSP amendments.

Ms. Guazzo asked why a rural designation would require public water and sewer. Mr. Bowles stated this property used to be located in the Leonardtown Development District. Mr. Bowles stated the zoning was changed but the Comprehensive Plan was never changed. Ms. Guazzo disagreed stating she does not believe this area was ever part of the Leonardtown Development District.

***Mr. Evans made a motion in the matter of CCSP #05-132-034, Guardian Termite and Pest Control, having accepted the staff report and having made a finding that the objectives of Section 60.5.3 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 vote.***

**ALPD #07-150-009 – Lancaster MALPF District**

Mr. Bowles gave an overview of the staff report which recommends approval for the landowner to submit an application to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF).

***Mr. Chase made a motion, having made the finding that ALPD #07-150-009 property owned by John Jenkins Lancaster meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of County Commissioners for review and approval and Ms. Guazzo seconded. The motion passed by a 6-0 vote.***

**ALPD #07-150-010 – Lyon MALPF District**

Mr. Bowles gave an overview of the staff report which recommends approval for the landowner to submit an application to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF).

***Ms. McNeill made a motion, having made the finding that ALPD # 07-150-010 property owned by William and Rose Lyon meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and Mr. Hayden seconded. The motion passed by a 6-0 vote.***

#### **ALPD #07-150-011 – Tomakokin Creek Farm LLC**

Mr. Bowles gave an overview of the staff report which recommends approval for the landowner to submit an application to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF).

***Mr. Evans made a motion, having made the finding that ALPD #07-150-011 property owned by Tomakokin Creek Farm, LLC meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of County Commissioners for review and approval and Mr. Hayden seconded. The motion passed by a 6-0 vote.***

#### **DISCUSSION**

##### **Comprehensive Water and Sewer Plan**

Mr. Canavan updated the Commission on the CWSP stating staff has been meeting weekly to review the comments received at the 8/27/07 public hearing. Mr. Canavan stated he would bring the CWSP back to the Commission in October and then to the Board of County Commissioners in November.

##### **Rural Preservation District Task Force**

Mr. Canavan updated the Commission on the Rural Preservation District Task Force and their recommendation to implement an Installment Purchase Agreement which is on the 10/23/07 Board of County Commissioners meeting agenda.

##### **Adequate Public Facilities Task Force**

Mr. Canavan stated the Adequate Public Facilities Task Force recommendations will be on the Board of County Commissioners agenda on 11/13/07.

##### **Smart Growth Conference at the University of Maryland**

Mr. Canavan stated he has reserved six seats for the conference and asked the members to inform him if they wish to attend.

Ms. Guazzo asked that she receive the Board of Appeals decision on the transfer station.

#### **ADJOURNMENT**

The meeting was adjourned at 6:55 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:      October 9, 2007

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Stephen T. Reeves  
Chairman