

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, October 26, 2015**

Members present: Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Martin Siebert, Hal Willard, Merl Evans, and Susan McNeill

The meeting was called to order by Chairman Howard Thompson at approximately 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of September 28, 2015 were approved as presented.

DISCUSSION/DECISION

Metcom Feasibility Study for the St. Clements Shores Waste Water Treatment Facility

Commissioner Guazzo made a motion in the matter of the Metcom Feasibility Study for the St. Clements Shores Waste Water Treatment Facility, I recommend a motion that Planning Commission accepts the change to the budget for the Metropolitan Commission to incur the cost of the feasibility study of the St. Clement's Shores System and its enlargement. Commissioner Willard seconded. The motion passed unanimously.

PUBLIC HEARING

Concept Site Plan # 15-13200004, Hollywood Volunteer Rescue Squad

(Zoning Ordinance 10-02) (Use # 37)

OWNER: Hollywood Rescue Squad

AGENT: Mehaffey & Associates

LOCATION: Hollywood, MD 20636

TM-026 GRID-18 PAR-0095 ED-06 TAX ID-034241

ZONING: RL

ACREAGE: 8.04

ACTION REQUESTED: Review of a concept site plan for a 20,172 Sq. Ft. rescue squad.

Chairman Thompson opened the matter up for public testimony.

Speakers:

Tom Russell – Director, SMECO

Chairman Thompson closed the matter for public testimony.

*Commissioner Evans made a motion in the matter of CCSP #15-13200004 Hollywood Volunteer Rescue Squad, 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 with the addition of staff receiving and accepting report from the state road with regard to the cutting of the median and ingress and egress. Commissioner Robrecht seconded. **The motion passed unanimously.***

Major Subdivision #15-12000006, Elizabeth Hills, Phase 6, LOTS 47-70, 99-101 & 104-116

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Calvert, LLC

AGENT: Collinson, Oliff, and Associates, Inc.

LOCATION: 20976 & 21062 Indian Bridge Rd. Great Mills, MD 20634

TM-050 GRID-12 PAR-0036 & 0292 ED-08 TAX ID-009732 & 081239

ZONING: RL

ACREAGE: 101.5

ACTION REQUESTED: Preliminary plan approval of Annual Growth Policy, Phase 6, for 40 single family lots.

Chairman Thompson opened the matter up for public testimony.

No speakers.

Chairman Thompson closed the matter for public testimony.

*Commissioner Siebert made a motion in the matter of Major Subdivision #13-12000006, Elizabeth Hills, Phase 6 containing 40 lots, having accepted the staff report and having previously made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities, except for schools and compliance with the Annual Growth Policy and a new finding of Adequate Public Facilities for schools and compliance with the Annual Growth Policy for Phase 6 (40 lots), as described in the attached Director's Report, I move that the preliminary subdivision plan for Phase 6 be APPROVED. Commissioner Guazzo seconded. **The motion passed unanimously.***

Annual CWSP Update

Chairman Thompson opened the matter up for public testimony.

No speakers.

Chairman Thompson closed the matter for public testimony.

*Commissioner McNeill made a motion in the matter of the 2015 Comprehensive Water and Sewerage Plan Review and Report: having accepted the public hearing staff report dated October 5, 2015, and having held a public hearing on proposed amendments to the 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 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 2015 Review and Report be adopted and that the CWSP be amended to incorporate the revised tables of exhibits 1-3 of said public hearing staff: I further move that the Chair be authorized to sign the resolution on behalf of the Planning Commission and transmit it to the Commissioners of St. Mary's County. Commissioner Siebert seconded. **The motion passed unanimously.***

Minor Subdivision # 13-11000032, Cypress Park

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Wildewood Residential LLC

AGENT: Duball, LLC / Soltesz

LOCATION: 23277 Huckleberry Way, California, MD 20619

TM-034 GRID-13 PAR-0082 ED-03 TAX ID-019853

ZONING: RL/AE

ACREAGE: 7.92

ACTION REQUESTED: Preliminary Plan review and approval of a 7 lot minor subdivision.

Chairman Thompson opened the matter up for public testimony.

Speakers:

Todd Walter – Resident, Huckleberry Way

Benjamin Teich – Resident Dahlia Park, Dianthus Way

Bill Scheetz – Resident Dahlia Park, Camellia Drive

Allistair McIntyre – Resident Dahlia Park, Camellia Drive
Lindsey Metcalfe – Resident Dahlia Park, Daffodil Drive (HOA Board Member)
Kelly Revis – Resident Dahlia Park, Camellia Court
Todd Walter – Resident, Huckleberry Way (2nd time to the mic)
Don Costello – Resident Dahlia Park, Camellia Court
Bill Scheetz – Resident Dahlia Park, Camellia Drive (2nd time to the mic)

Chairman Thompson closed the matter for public testimony.

Chairman Thompson made a motion in the matter of minor subdivision 13-11000032, Cypress Park, to close the public hearing for the proposed 7 lots and leave the record open for the next seven days to receive written public testimony. A decision will be made on November 9, 2015.

No vote taken

ADJOURNMENT

A motion to adjourn was made at approximately 10:30 p.m.

Approved in open session:

December 14, 2015



Howard Thompson
Chairman