

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, January 9, 2012**

Members present were Shelby Guazzo, Vice-Chair; Howard Thompson, 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; Sue Veith, Critical Area Planner; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

Vice-Chair Shelby Guazzo called the meeting to order at 6:30 p.m.

INTRODUCTION OF NEW MEMBERS AND ELECTION OF OFFICERS

Ms. Guazzo introduced the two new members Ms. Patricia Robrecht and Mr. Howard Thompson. Mr. Evans nominated Howard Thompson as Chairman of the Planning Commission and Ms. Shelby Guazzo as Vice-Chair of the Planning Commission and Ms. McNeill seconded. The motion passed by a 5-0-2 vote with Mr. Thompson and Ms. Guazzo abstaining.

APPROVAL OF THE MINUTES – The minutes of December 12, 2011 were approved as presented.

PUBLIC HEARING

Zoning Map Amendment – St. Mary's Yachting Center

The request is to correct a map mistake for a prior existing marina use by amending the Critical Area Overlay from Resource Conservation Area (RCA) Critical Area Overlay to Limited Development Area (LDA) Critical Area Overlay on 31.667 acres which is the balance of that portion of the parcel. The property contains 49.14 acres; is zoned Commercial Marine (CM) with an RCA Overlay; and is located at 46525 Dennis Point Way, Drayden, MD 20630; Tax Map 66, Grid 21, Parcel 63.

Owner: Dennis Point Partners, LLC
Present: Sue Veith of LUGM

Chairman Thompson opened the hearing to public comment.

Mr. Paul Matthai

Mr. Matthai stated his comments are probably not appropriate at this stage because they are all complaints. Mr. Matthai submitted a written statement and asked that it be forwarded to the Board of County Commissioners.

Chairman Thompson closed the hearing to public comment.

Ms. Guazzo made a motion in the matter of Case #11-245-002 St. Mary's Yachting Center (a.k.a. Dennis Point Marina), request for a map amendment to correct a mapping mistake on the property, I move that the Planning Commission, having accepted the finding of the staff report regarding the mistake in original mapping and having conducted a public hearing regarding this request, approve a resolution recommending that the Board of County Commissioners approve an amendment for St. Mary's Yachting Center to correct a map mistake on 31.667 acres of the subject property by amending the Critical Area Overlay from Resource Conservation Area (RCA) Critical Area Overlay to Limited Development Area (LDA) Critical Area Overlay for the Critical Area lands within the parcel which were unmapped or were incorrectly designated as RCA at the time of original mapping; any future development or concept plan shall be brought before the Planning Commission for review; I further move 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. McNeill seconded. The motion passed by a 7-0 vote.

BREAK

DEVELOPMENT REVIEW

CCSP #15-132-050 STS Bus Shed

The applicant is requesting a re-review and re-approval of a Concept Site Plan for a 10,800 square foot building. The property contains 210.70 acres; is zoned RPD; and is located at 44861 Saint Andrews Church Road, California, MD 20619; Tax Map 42, Grid 04, Parcel 104.

Owner: St. Mary's County Commissioners
Presenters: David Berry, LUGM; Gary Whipple & Bob Carlton of DPW&T

Mr. Evans made a motion in the matter of CCSP #05-132-020 STS Bus Shed, 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. Robrecht seconded. The motion passed by a 6-0-1 vote with Mr. Siebert abstaining.

CCSP #11-132-006 – Taylor Gas Company

The applicant is requesting review and approval of a Concept Site Plan for a new facility including offices, maintenance building, vehicle storage, fuel sales and retail sales. The property contains 3.93 acres; is zoned DMX; and is located at 21434 & 21448 Great Mills Road, Great Mills, MD 20634; Tax Map 51, Grid 02, Parcel 88 & 13.

Owner: FF & B LLC
Present: Dave Berry, LUGM; Frank Taylor, Taylor Gas; Bruce Bailey, Nokleby Surveying

Mr. Siebert made a motion in the matter of CCSP #11-132-006 Taylor Gas Company, 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.

Ms. Guazzo asked that the following be included in the motion "furthermore we accept the proffer for a continuous five to six foot high berm to be planted with nursery stock along the common boundary with the nursing home." Mr. Siebert did not accept the amendment to the motion.

Mr. Willard seconded the original motion and the motion passed by a 7-0 vote.

DISCUSSION

Planning Commission Fiscal Year 2013 Budget Recommendations/Requests

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: January 23, 2012

Howard Thompson
Chairman