

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, July 8, 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; Sue Veith, Environmental Planner; Dave Chapman, Planner III; and Dave Berry, Planner II. County Administrator Rebecca Bridgett and County Attorney George Sparling were also present.

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

**APPROVAL OF THE MINUTES** – The minutes of June 24, 2013 were approved as presented.

**DEVELOPMENT REVIEW**

**CCSP #05-132-036 – Watts Commercial Center**

The applicant is requesting concept site plan approval for a 6,086 sq. ft. commercial center. The property contains 1.06 acres; is zoned RCL; and is located at 27685 Three Notch Road, Mechanicsville, Maryland; Tax Map 9, Grid 21, Parcel 327.

Owner: Tom Watts  
Presenters: Dave Berry, LUGM; Bill Mehaffey, Mehaffey & Associates

Mr. Siebert asked about attachment 5 to the staff report, TEC comments from DPW&T, referring to stormwater management. Mr. Mehaffey stated the stormwater management has been approved, bonded, and grandfathered. Mr. Siebert questioned whether the stormwater management has been approved and if so which version is being followed.

***Mr. Evans made a motion to table CCSP #05-132-036, Watts Commercial Center, until representatives from DPW&T can attend to clarify the stormwater management questions at hand and Ms. McNeill seconded. The motion passed by a 7-0 vote.***

**DISCUSSION**

**Delegation of Administrative Authority**

Mr. Shire gave an overview of the request and provided the Commission with additional information as requested at the 6/24/13 meeting. The Commission reviewed each resolution and/or subdivision policy separately and made the following findings.

***Mr. Willard made a motion to adopt the resolution # 13-03 and Mr. Siebert seconded. Following discussion the motion passed by a 4-3 vote with Mr. Thompson, Ms. McNeill, and Ms. Robrecht opposed.***

**Staff Draft Lexington Park Development District Master Plan**

LUGM staff provided a brief presentation regarding the Draft Lexington Park Development District Master Plan.

Mr. Dan Raley

Mr. Raley asked that the work sessions be scheduled in the evening or late afternoon so that the average person can attend.

**ADJOURNMENT**

The meeting was adjourned at 9:00 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session: July 22, 2013

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Howard Thompson  
Chairman