

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, January 8, 2018**

Members present: Howard Thompson-Chair, Joseph VanKirk –Vice Chair, Martin Siebert, Hal Willard, Clarke Guy, William Hall, Joseph Fazekas and Caroline King, Alternate

Bill Hunt, Director; Bob Bowles, Planner IV; Susan McCauley, Planner III and Sandie Greene, Recording Secretary were present from the Department of Land Use and Growth Management.

David Weiskopf, Acting County Attorney;  
Donald Mills, Engineer III, Department of Public Works & Transportation;  
and Christy Hollander of St. Mary's Metropolitan Commission (METCOM).

The meeting was called to order by Chair, Howard Thompson at 6:33 p.m.

**ELECTION OF OFFICERS**

*Commissioner Guy made a motion to nominate Mr. Thompson to serve as Chair for 2018.  
Commissioner Willard seconded. The motion passed unanimously.*

*Commissioner Guy made a motion for Mr. VanKirk to serve as Vice-Chair for 2018.  
Commissioner Fazekas seconded. The motion passed 5-1.*

*For: Howard Thompson, Martin Siebert, Clarke Guy, William Hall, and Joseph Fazekas.  
Against: Hal Willard*

**APPROVAL OF THE MINUTES**

*Commissioner Guy made a motion to approve the minutes of December 11, 2017.  
Commissioner Willard seconded. The motion passed unanimously.*

**PUBLIC HEARING**

1. CONCEPT SITE PLAN #17-13200005 Patuxent Cove, Phase 1  
(Zoning Ordinance 10-02) Use # 16, Dwelling Unit, Multi-Family  
Lexington Park Development District Master Plan  
OWNERS / DEVELOPER: Conifer Reality, LLC.  
AGENT: SOLTESZ, Jim Gotsch  
LOCATION: South Side of Pegg Road at the intersection with Pegg Lane  
TM-043 GRID-15 PAR-0318 ED-08 TAX ID-007691  
LAND USE: Residential High Density  
ZONING: RH ACREAGE: 11.04  
ACTION REQUESTED: Review of a Concept Site Plan for Phase-1, an 82,800 square foot  
60 unit Multi-Family apartment complex.

Presented by: Susan McCauley, Planner III, Land Use and Growth Management

Exhibits:

1. Attachment 1 – Location Map
- Attachment 2 – Land Use Map
- Attachment 3 – Zoning Map

- Attachment 4 – Health Department Approval
- Attachment 5 – Metropolitan Commission Approval
- Attachment 6 – St. Mary’s Soil Conservation District Approval
- Attachment 7 – Department of Public Works and Transportation Approval
- Attachment 8 – SHA Approval
- Attachment 9 – Forest Stand Delineation and Forest Conservation Plan Letters to the applicant.
- Attachment 10 – Board of Education Comments
- Attachment 11 – Letter from Conifer requesting parking reduction
- Attachment 12 – Environmental Review Memorandum 12/15/2017, October 2016  
Wetland Evaluation Report by McCarthy and Associates, and Soils and Contour Map
- Attachment 13 – Traffic Study
- Attachment 14 – Elevations
- Attachment 15 – Site Plan

Speakers: Speakers on behalf of Patuxent Cove, Phase I:  
 Christopher Longmore of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, #101, Lexington Park, MD 20653  
 Vonette Harris, Conifer Realty, LLC 5560 Sterrett Place, Suite 200, Columbia, MD 21044  
 Sam Leone, Conifer Realty, LLC, 5560 Sterrett Place, Suite 200, Columbia MD 21044  
 Jim Haley, Haley-Donovan Architects, 121 Market Street, Camden NJ 08102  
 Nicole White, Symmetra Design, 727 15<sup>th</sup> Street, NW, Suite 500, Washington, DC 20005  
 Jim Gotch, Soltesz Engineering, 23140 Moakley Street, Suite 6, Leonardtown, MD 20650

Citizen Speakers:

Shelia Galanie, 22988 Forest Way, California, MD 20619  
 Julie Randall, 19711 Teddy Way, Lexington Park, MD 20653  
 Vicki Volk, St. Mary’s County Community Development Corporation,  
 46940 South Shangri-La Drive, Suite 7, Lexington Park, MD 20653  
 Drew Kelly, 20901 Hermanville Road, Lexington Park, MD 20653

*Commissioner Guy made the motion in the matter of Concept Site Plan # 17-13200005, Patuxent Cove Apartments Phase 1 having reviewed and accepted the staff report and having made a finding that the provisions of Section 60.6, Concept Site Plan, of the Comprehensive 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 following conditions;*

1. *Affordable Housing for a minimum of 15 years.*
2. *No on street parking along the north main entryway.*
3. *Minimum open space from 50% to 30%.*
4. *Reduction of parking spaces is approved.*

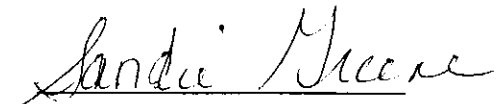
*Commissioner Willard seconded. The motion passed unanimously.*

**ADJOURNMENT**

*A motion to adjourn was made at 9:05 p.m. by Commission Siebert.  
Commissioner Guy seconded. The motion passed unanimously.*

Approved in open session:                      January 22, 2018

  
Howard Thompson  
Chairman

  
Sandie Greene  
Recording Secretary