

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, May 14, 2018**

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

Absent: William Hall and Joseph Fazekas

Bill Hunt, Director; Sandie Greene, Recording Secretary; Brandy Glenn, Planner II and Laura Kay, Planner II were present from the Department of Land Use and Growth Management.

David Weiskopf, Acting County Attorney  
Christy Hollander, Chief Engineer, St. Mary's Metropolitan Commission

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

**APPROVAL OF THE MINUTES**

*Commissioner Guy made a motion to approve the minutes of April 23, 2018.  
Commissioner Willard seconded. The motion passed unanimously.*

**PUBLIC HEARING**

Speaking on behalf of Race-n In: Chris Longmore ESQ of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101, Lexington Park, MD 20653

*Mr. Longmore, Attorney for the applicant, Race-n In, requested a postponement for the hearing (Concept Site Plan #14-13200016, Race-n In). Mr. Longmore is requesting on behalf of the applicant from the Race-n In asking for a continuance until another night. The primary reason is that they received a call today from a neighbor with a concern about the Traffic Impact Study, first time the concern has been raised, on the right In and Only turn, into the site, It was not intended to have the engineer here tonight. With the Public concerns on the Traffic Impact Study, his client would like to have the engineer, Mr. Lanhart, to be present. Mr. Longmore asked to be rescheduled on the agenda for the June 25, 2018 meeting.*

*Commissioner Siebert made the motion to continue the case.  
Commissioner Willard seconded. The motion passed unanimously*

**1. CONCEPT SITE PLAN # 18-13200001, WILLOWS ROAD BUSINESS PARK**

(Zoning Ordinance 10-02) Research and Development Service (Use # 72)

OWNER: Willows Road Business Park LLC

AGENT: Soltesz & Associates

LOCATION: Willow Brook Drive, Lexington Park, MD 20653

TM-051 GRID-11 PAR-0177 ED-08 TAX ID-179104

LAND USE: Office and Business Park

ZONING: Office and Business Park District/Accident Potential Zone 2

ACREAGE: 6.63

ACTION REQUESTED: Review of a Concept Site Plan for three buildings totaling 85,551 square feet to be used for Research and Development Services

Presented by: Laura Kay, Planner II, Land Use and Growth Management  
Exhibit 1 – Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments:

- 1 – Location Map
- 2 – Land Use Map
- 3 – Zoning Map
- 4 – Site Plan
- 5 – Conceptual Rendering
- 6 – Parking Reduction Request Letter
- 7 – TIS
- 8 – State Highway Administration Approval
- 9 – Department of Public Works and Transportation Approval
- 10 – Health Department Approval
- 11 – Metropolitan Commission Approval
- 12 – St. Mary’s Soil Conservation District Approval
- 13 – U.S. Navy Approval

Speakers Representing Willows Road Business Park as Follows:

Jim Gotsch of Soltesz, Inc., 23140 Moakley Street, Suite 6, Leonardtown, MD 20650

Applicant Exhibit 1- Slide presentation to include the Willow Road Business Park Lot 3, (1 of 5 and 3 of 5) Concept Plan, Plat, Open Space Exhibit, Architectural Perspectives and Willows Road Business Park Material Selections.

*Commissioner Guy made the motion: In the matter of Concept Site Plan # 18-13200001, Willows Road Business Park Lot 3, having accepted the staff report and having made a finding that the objectives of Section 60.6 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 to include the request for a reduction in parking spaces.*

*Commissioner VanKirk seconded. The motion passed unanimously.*

**ADJOURNMENT**

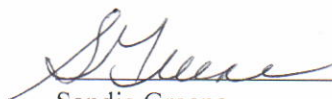
*A motion to adjourn was made at 7:20 p.m. by Commissioner Guy. Commissioner Willard seconded. The motion passed unanimously.*

Approved in open session: June 11, 2018




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Joseph VanKirk  
Vice Chair




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Sandie Greene  
Recording Secretary