

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 24, 2009**

Members present were Steven Reeves, Chairman; Brandon Hayden, Shelby Guazzo, Susan McNeill, Merl Evans, Martin Siebert, and Lawrence Chase. Department of Land Use & Growth Management (LUGM) staff present were Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Jeanine Harrington, Planner I; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

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

APPROVAL OF THE MINUTES – The minutes of August 10, 2009 were approved as presented.

FAMILY CONVEYANCE

MSUB #09-110-029 – Moll Dyer Farmstead Subdivision Lot 7

Ms. Harrington gave an overview of the request for one (1) additional lot on a private road stating there are no outstanding issues pertaining to family conveyance approval. Mr. Siebert stated there is no road maintenance agreement attached. Mr. Trautman stated there will be a road maintenance agreement in affect at the time of recordation.

Mr. Siebert made a motion in the matter of MSUB #09-110-029, Moll Dyer Farmstead Subdivision Lot 7, having accepted the staff report and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family Conveyance subdivision plan be approved, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat and Mr. Hayden seconded. The motion passed by a 7-0 vote.

DISCUSSION

Wildewood PUD Update

Mr. Shawn Day gave an overview of the PUD activity within the past six (6) months including the following items:

1. Progress Report
2. Activity Update Schedule 1,776 left to build
3. Sectional Approvals
4. Land Use Program
5. Open Space & Developed Open Space Schedule
6. Open Space/Developed Open Space Square Footage Schedule
7. Updated Map

Mr. Reeves will the area around the water tower be developed. Mr. Day stated the areas in white are available for development. Ms. Reeves asked what is on the other side of Woodland Park. Mr. Day stated the SMECO right-of-way abuts Woodland Park and it is open wood lands beyond the right-of-way. Mr. Day pointed out areas available for development on the updated map. Mr. Reeves stated with 45% of the development still to occur where the remaining development will take place. Mr. Day stated this is a good question and his company is working on this. Ms. Guazzo asked how the economy is affecting this development. Mr. Day stated Wildewood is being affected like other developments, however they are remaining optimistic.

Mr. Reeves asked for comments from the attending public regarding this matter.

Mr. John Springer

Mr. Springer stated he has spoke with Wildewood representatives regarding their working hours, burning of cut trees, etc. Mr. Springer stated it seems like the whole concept of Wildewood has been destroyed. Mr. Springer stated it seems we are allowing them to place houses on top of houses when there is no more room to build. Mr. Springer read a 2006 newspaper article regarding Challenger Estates. Mr. Springer stated the homeowners are unaware of upcoming changes to the development because there is no public notice. Mr. Springer stated he realizes this development may be grandfathered in and asked if there is a way to re-review this project. Mr. Springer stated Wildewood is still the same as it was in 1978 stating there are still the same number of

entrances and exits. Mr. Springer stated it seems like the residents of Wildewood are not being represented. Mr. Springer asked if the Commission really understands what data is being given in this yearly update.

Ms. Carol Romery

Ms. Romery stated Evergreen Elementary opens this week and the streets are already crowded. Ms. Romery asked when another outlet will be built. Mr. Day stated they have been in negotiations with Mr. John Groeger and Mr. Phil Shire and are hoping to utilize Lawrence Hayden Road in the future. Mr. Day stated the fire department has worked with Wildewood to have an emergency access close to Lawrence Hayden Road as well. Ms. Guazzo asked if a buffer could be built in during the construction of Lawrence Hayden Road.

Ms. Stephanie White

Ms. White stated she and her husband bought into this community thinking it would remain more open. Ms. White stated now the builder is placing a lot of multi-family homes within the development. Ms. White stated she did not realize military housing would be placed in this community. Ms. White stated she does not believe the military housing residents are paying for the amenities such as the pool.

Mr. Roger Davis

Mr. Davis asked who Shawn Day represents and if the statement that the new exit is market driven is correct. Mr. Davis stated he was told by Duvall Inc. that the road is not being built because the County has not decided to build the road. Mr. Evans asked Mr. John Groeger if this statement is correct. Mr. Groeger stated he is unaware of the context of this statement however it is the position of the County that a new road be built. Ms. McNeill asked if the developer is holding up the construction of this road. Mr. Groeger stated the developer is in the process of LUGM regarding the planning of this road. Mr. Groeger stated several meetings have been held with the developer and LUGM regarding negotiations for this road. Ms. Guazzo asked when new permits come up if LUGM and DPW are taking into consideration the health, welfare, and safety of the citizens of Wildewood. Ms. Guazzo asked that the Commission be included in any written comments between LUGM, DPW, and Wildewood regarding negotiations of the new road.

Mr. Bill Plath

Mr. Plath asked when this PUD was approved. Mr. Plath stated the one two lane road does not handle this kind of traffic. Mr. Plath asked when Woodland Park PUD was approved. Mr. Berlage stated the original PUD was approved in 1978 at a density of 4.26 dwellings per acre. Mr. Plath asked when it decided to take part of property rights away by building houses on top of houses. Ms. Guazzo stated in 1978 the density was established and it has not changed since this date. Mr. Plath asked if burning permits are given for 24 hours per day. Mr. Siebert stated you normally can't burn until after 4:00 pm if the dew point is at a certain rate. Mr. Plath asked if they can build houses all night long. Mr. Berlage stated all the proper permits were given regarding the burning. Mr. Berlage stated construction is limited by the ordinance depending on the day of the week.

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: September 14, 2009

Stephen T. Reeves
Chairman