

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, September 10, 2018**

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

Absent: William Hall

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

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney and John Deatrick, Director, Department Public Works and Transportation

Debbie Settle, St. Mary's Metropolitan Commission (MetCom)

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

APPROVAL OF THE MINUTES

Commissioner Guy requested that the minutes of August 27, 2018 be corrected to list Myrtle Point Holdings, LLC, as the August 27, 2018 applicant Mr. Chris Longmore, Esq was representing.

Commissioner Chair Thompson suggested the correction be made to the August 27 minutes and presented for approval at the next meeting, September 27, 2018.

PUBLIC HEARING

1. CONCEPT SITE PLAN # 16-13200003, PELBPS, LLC OFFICE BUILDING

(Zoning Ordinance 10-02) (Use # 63, Office)

OWNER: PELBPS LLC

AGENT: R.A Barrett & Associates

LOCATION: 23458 Three Notch Road, California, MD 20619

TM-034 GRID-09 PAR-0157 ED-08 TAX ID-046077

LAND USE: Mixed Use Low Intensity

ZONING: Residential Mixed Use (RMX)/Airport Environs (AE)

ACREAGE: 0.97

ACTION REQUESTED: Review of a Concept Site Plan for a 2-story 8,800 sq. ft. office building.

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 – Adequate Public Facilities Report

7 – State Highway Administration Approval

8 – Department of Public Works & Transportation Approval

9 – Health Department Approval

- 10 – Metropolitan Commission Approval
- 11 – Metropolitan Commission Correspondence
- 12 – St. Mary’s Soil Conservation District Approval

Exhibit 3- Staff Power Point

Exhibit 4- Letter from Daniel Rebarchick and MetCom

Exhibit 5- Packet from Mr. Daniel Rebarchick

Speakers Representing PELBPS, LLC:

Jason Levitt, R.A Barrett & Associates, 100 Jibsail Drive Suite 103, Prince Frederick, MD 20678

Commissioner Chair Thompson opened the hearing to public comment

1. Daniel Rebarchick ,45100 Nolan Court, Hollywood MD 20636

Hearing no others, the case was closed to public comment.

Commissioner Guy made the motion: In the matter of Concept Site Plan # 16-13200003, PELBPS, 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 with the following conditions:

1. FAA approval of extension

- *A letter of approval from the FAA showing proof that the FAA has approved the plans of the building and the equipment to be used during the building process.*
- *The Department of Public Works and Transportation will need to be included in the FAA approval process.*

2. State Highway Administration (SHA) easement for waterline extension

- *State Highway’s written approval that the applicant is allowed to extend the water line using the SHA right away.*
- *Provide written proof that it will not affect the neighbor.*

3. ADA compliant

- *Completed plans showing ADA compliance in the parking lot.*
- *Written plans showing the ADA compliance with accessible route to the building.*

Commissioner VanKirk seconded. The vote was unanimous.

Commissioners VanKirk and Commissioner Chair Thompson recused himself from Major Subdivision #18-12000001, Woods at Myrtle Point section 5.

2. MAJOR SUBDIVISION #18-12000001, WOODS AT MYRTLE POINT SECTION 5

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Myrtle Point Holdings, LLC

AGENT: Chesapeake Trails Surveying

LOCATION: Patuxent Blvd & Myrtle Point Road, California, MD 20619

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179016 & 179017

LAND USE: Residential Low Density

ZONING: Residential Low Density District/Airport Environs
 ACREAGE: 16.4
 ACTION REQUESTED: Review of an 86-lot Townhouse Subdivision

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 Preliminary Plan
- 5 Director's Report
- 5b Adequate Public Facilities Report
- 6 Department of Public Works and Transportation Approval
- 7 State Highway Administration Approval
- 8 Metropolitan Commission Approval
- 9 Health Department Approval
- 10 St. Mary's Soil Conservation District Approval

Exhibit 3- Staff Power Point

Exhibit 4- Email from Mr. Munnikhuysen to Bill Hunt, Staff

Exhibit 5- Email from Mr. Munnikhuysen to PC

Speakers Representing: Myrtle Point Holdings, LLC:

Chris Longmore Esq Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101
 Lexington Park, MD 20653

Tim Horn, Curtis Development Corporation, 131 Main Street, Suite 205, Prince Frederick, MD 20678

Pat Mudd of Mudd Engineering, LLC, 17764 Whitestone Drive, Tall Timbers, MD 20690

Michael Lenhart, Lenhart Traffic Consulting, Inc., 645 Baltimore Annapolis Boulevard, Suite 214
 Severna Park, MD 21146

Exhibit 6- St. Mary's County Board of Appeals Order Case #17-04

Commissioner Siebert, acting Chair, opened the hearing to public comment

1. *Greg Shields, 24141 Mill Cove Road, California, MD 20619*
2. *Walter Munnikhuysen, 45549 Dear Crossing Lane, California, MD 20619*
3. *Carolyn Huff, 24107 Mill Cove Road, California, MD 20619*

Hearing no others, the case was closed to public comment.

Commissioner Siebert made the motion: In the matter of Major Subdivision # 18-12000001, Myrtle Point Section 5, having accepted the staff report and having made a finding that the criteria for approval of a Preliminary Plan Section 30.5.4 of the Subdivision Ordinance have been met, and noting that the referenced project has met all requirements for preliminary plan approval, I move that the concept site {Major Subdivision} plan be approved with the following condition:

1. *The 80 required TDRs must be landed as part of the Major Site Plan for Section 3.*

Commissioner Willard seconded. The motion passed with a 3-2 vote.

For: Caroline King, Martin Siebert and Hal Willard

Against: Clarke Guy and Joseph Fazekas

ADJOURNMENT

A motion to adjourn was made at 9:56 by Commissioner Guy.

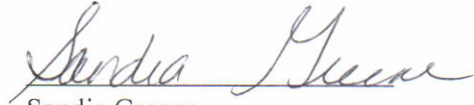
Commissioner Fazekas seconded. The motion passed unanimously.

Approved in open session:

September 24, 2018



Howard Thompson
Chairman



Sandie Greene
Recording Secretary