

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, December 11, 2017**

Members present: Shelby Guazzo- Co Chair, Martin Siebert, Hal Willard, Joseph VanKirk, Clarke Guy and Caroline King, Alternate

Absent: Howard Thompson- Chairman and Patricia Robrecht

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, Deputy County Attorney and Donald Mills, Engineer III, the Department of Public Works and Transportation.

The meeting was called to order by Co-Chairman Guazzo at 6:33 p.m.

APPROVAL OF THE MINUTES

Commissioner Guy made a motion to approve the minutes of November 13, 2017. Commissioner Van Kirk seconded. The motion passed unanimously.

PUBLIC HEARING

1. CONCEPT SITE PLAN # 14-13200011, ALL KINDS VETERINARY HOSPITAL
(Zoning Ordinance 10-02) (Use # 42) Animal Hospital
Owner: All Kinds Veterinary Hospital, Inc.
Agent: Mudd Engineering, LLC
Location: 44935 Hayden Lane, Callaway, MD 20620
TM-050 GRID-16 PAR-0037 LOT-3 ED-02 Tax ID-042428
Land use: Mixed Use, Low Intensity Zoning: VMX Acreage: 4.02
ACTION REQUESTED: Review of a Concept Site Plan for a new 8,652 square foot veterinary hospital.

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

Exhibits:

1. Staff Report December 11, 2017

Attachments:

1. Location Map
2. Zoning Map
3. Land Use Map
4. Health Department Approval
5. Metropolitan Commission Approval
6. St. Mary's Soil Conservation District Approval
7. Department of Public Works and Transportation Approval
8. State Highway Administration Approval
9. Architectural Rendering
10. Site Plan

Speakers: Representing All Kinds Veterinary Hospital, 20865 Callaway Village Way Unit 4, Callaway, MD 20620

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

Autumn and Adam Terry, Owners, All Kinds Veterinary Hospital, 21039 Aster Drive, Callaway, MD 20620

Citizen Speakers:

Rick Benefield, P.O. Box 70, Hollywood MD 20636

Commissioner Willard made the motion in the matter of Concept Site Plan # 14-13200011, All Kinds Veterinary Hospital, 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.

Commissioner Siebert seconded. The motion passed unanimously.

2. CONCEPT SITE PLAN # 13-13200001, J.F. TAYLOR ENGINEERING & INTEGRATION FACILITY, FORMERLY KNOWN AS CECIL'S MILL BUSINESS PARK

(Zoning Ordinance 10-02) (Use # 63, Office & #85, Production Industry Limited)

Owner: JF Taylor, Great Mills, LLC (Wayne Taylor)

Agent: Little Silences Rest, Inc.

Location: Great Mills Road, Great Mills, MD 20653

TM-051 Grid-13 PAR-0669 ED-08 Tax ID-177761

Land use: MXM Zoning: CMX/RL Acreage: 24.6 (Site: 13.1)

ACTION REQUESTED: Review of a Concept Site Plan for a 28,736 sq. ft., two story offices building including a one story, 54,000 sq. ft. assembly warehouse.

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

Exhibits:

1. Staff Report

Attachments:

1. Location Map
2. Land Use Map
3. Zoning Map
4. Health Department Approval Slip
5. Metcom Approval
6. Public Works Approval Slip
7. St. Mary's County Soil Conservation Approval
8. State Highway Administration
9. Site Plan
10. Traffic Study

Speakers Representing JF Taylor, Great Mills, LLC, 21610 South Essex Drive, Lexington Park, Md. 20653

Wayne Hunt, Little Silences Rest Inc., 41650 Courthouse Drive, Unit 101 Leonardtown, MD 20650

Christopher Longmore, Dugan, McKissick & Longmore, LLC, 22738 Maple Rd, #101, Lexington Park, MD 20653

Ken Schmid, Traffic Concepts, Inc, 7525 Connelly Drive, Suite B, Hanover MD 21076

Wayne Taylor, JF Taylor, 21610 South Essex Drive, Lexington Park, MD 20653

Citizen Speakers: Bruce Boyle, Vice President of the Cecil Mill Homeowner Association
20814 Brook Mill Court, Great Mills MD 20634

Keith Scroggins, 45594 Pleasant Mill Drive, Great Mills, MD 20634
 John Griffin, 20866 Harvest Mills Court, Great Mills, MD 20634
 Kristina Burneson, 20866 Harvest Mills Court, Great Mills, MD 20634
 Michael Rollins, 20781 Brook Mill Court, Great Mills, MD 20634
 Janice Mallory, 20781 Brook Mill Court, Great Mills, MD 20634
 Kaelan Griffin, 20866 Harvest Mill Court, Great Mills, MD 20634
 Terry Weers, 20824 Flour Mill Court, Great Mills, MD 20634
 Sherry Harris, 20907 Governors Mill Court, Great Mills, MD 20634
 Kevin Hewitt, Brookmill Court, Great Mills, MD 20634
 Richard Watts, 20892 Dry Mill Street, Great Mills, MD 20634
 Rory Feely, President of the Cecil Mill Homeowner Association, 20801 Brook Mill Road,
 Great Mills, MD 20634
 Dale Hoffert, 20902 Governors Mills Court, Great Mills, MD 20634
 Christine Burdloff, 45568 Pleasant Mill Drive, Great Mills, MD 20634

*Commissioner Guy made the motion in the matter of CONCEPT SITE PLAN # 13-13200001
 J. F. Taylor Engineering and Integration Facility 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
 plan be approved with the following conditions:*

1. *Medium and large truck traffic use the right in only entrance off of Great Mills Road (Rt.234)
and a sign be erected stating so.*
2. *Security cameras be installed to cover and monitor all four sides of the building.*
3. *Street lights along the property frontage on Pleasant Mill Road.*
4. *Construction vehicles will use right in only entrance and a sign be erected designating it as a
construction entrance.*
5. *Parking lot security lights should not be higher than 20 feet.*
6. *Ensure that the exit from the site onto Pleasant Mill Road so that large and medium trucks will
not cross the center line of Pleasant Mill Road.*


Commissioner Willard seconded. The motion passed with a 4-2 vote.

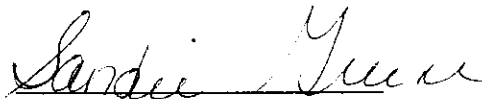
For: Shelby Guazzo, Martin Siebert, Hal Willard and Clarke Guy
 Against: Joseph VanKirk and Caroline King

ADJOURNMENT

*A motion to adjourn was made at 10:15 p.m. by Commission Guy.
 Commissioner Willard seconded. The motion passed unanimously.*

Approved in open session: January 8, 2018


 Howard Thompson
 Chairman


 Sandie Greene
 Recording Secretary