

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, December 14, 2009**

Members present were Stephen Reeves, Chairman; Brandon Hayden, Shelby Guazzo, Merl Evans, Martin Siebert, and Lawrence Chase. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; Bob Bowles, Planner IV; David Chapman, Capital Facilities Planner; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

The Chair called the meeting to order at 6:31 p.m.

APPROVAL OF THE MINUTES – The minutes of November 23, 2009 were approved as presented.

PUBLIC HEARING

CWSP #09-200-002 – Future Home and Health Care

Mr. Siebert stated as a property owner he would be abstaining from voting on this project and left the room.

Mr. Chapman gave an overview of the request to amend service area maps III-50 and IV-50 to change the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for 6.0 acres described as Tax Map 50, Grid 16, Parcel 22 in the 2nd election district in anticipation of providing community water and sewerage service to a proposed 56,844 sq. foot residential services facility located on MD route 5 (Point Lookout Road) in Callaway.

Mr. Jerry Nokleby gave a brief overview stating Concept Development Plan approval was received on October 26, 2009. Mr. Nokleby stated we will not be tapping into the closed State line, but rather another line which has been taken over by Metcom. Mr. Nokleby stated there are no adjacent properties that will be affected by this line.

Mr. Goldschmidt gave an overview of Future Home and Health Care stating this will be the facility twelve in Maryland. Mr. Evans asked if facilities for quadriplegics would be included. Mr. Goldschmidt stated yes, we would have the equipment and the staff to handle quadriplegics through educational pathways.

Chairman Reeves opened the hearing to public testimony.

Clare Whitbeck

Ms. Whitbeck testified as a member of the Board of Voices for Quality Care. Ms. Whitbeck stated the number of EDU's available in St. Mary's County is limited at only 5% available. Ms. Whitbeck stated Future Care currently operates eleven nursing homes in Maryland and of those facilities only one is rated as high as average on the 5-Star Rating System of the Centers for Medicare and Medicaid studies. Ms. Whitbeck stated if we are going to spend 5% of our EDU's we should at least get the best facility we can get.

Garry Raley, Sr.

Mr. Raley stated his question has already been answered by Mr. Nokleby during his presentation.

Chairman closed the hearing to public testimony.

Ms. Guazzo made a motion in the matter of Future Home and Health Care, Case CWSP #09-200-002; having accepted the staff report dated November 13, 2009, and having held a public hearing on the request for amendment to the St. Mary's County Comprehensive

Water and Sewerage Plan (CWSP), and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommended to the Board of County Commissioners to amend service area maps III-50 and IV-50 to change the service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 50, Grid 16, Parcel 22 in the 2nd Election District; I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners and Mr. Hayden seconded. The motion passed by a 5-0-1 vote with Mr. Siebert abstaining.

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: January 11, 2010

Stephen T. Reeves
Chairman