

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, September 10, 2012**

Members present were Shelby Guazzo, Vice-Chair; Patricia Robrecht, Susan McNeill, Merl Evans, and Martin Siebert. Howard Thompson and Hal Willard were excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Yvonne Chaillet, Zoning Administrator; 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 13, 2012 were approved as presented.

**PUBLIC HEARING**

**Chapter 50, "Use Classifications, "Schedule 50.4, "Use Classifications, Use Types and Location within Zoning Districts, "add a new use type 12c "Farm Brewery" under the Agricultural Use Classifications.**

**Chapter 51, "Use Regulations and Standards," Section 51.3 "Specific Regulations and Standards," add language for new use type 12c "Farm Brewery".**

**Chapter 64, "Off-Street Parking and Loading, "Schedule 64.3.1, "Parking Standards and Loading Space Group Reference Schedule," amend "Use Classifications and Types" to add a new use type 12c "Farm Brewery" under the Agricultural Use Classifications. Add"1 per 1,000 sq. ft." under "Off-Street Parking Spaces".**

**Chapter 90, "Definitions," add a definition for "Farm Brewery."**

Ms. Chaillet indicated the text amendments were advertised in The Enterprise on August 24, 2012 and August 29, 2012. Ms. Chaillet gave an overview of the text amendments stating the purpose of the proposed text amendments is to allow a farm brewery in the Rural Preservation District. Ms. Chaillet stated the text amendments stems, in part, from the recently enacted changes to Article 2B of the *Annotated Code of Maryland* authorizing a Farm Brewery.

Ms. Guazzo opened the hearing to public comment.

Mr. Joseph Wood

Mr. Wood stated he agrees with the language however both wineries and distilleries have gallon limitations. Mr. Wood asked that the brewery amendment have a 27,500 gallon cap. Ms. Guazzo asked Mr. Wood to put his comments in writing for the Commissions consideration.

Mr. John Parlett, representing the Agricultural, Forestry, and Seafood Board

Mr. Parlett stated he disagrees with Mr. Wood's comments and asked that these amendments receive a favorable recommendation to the County Commissioners.

Ms. Guazzo closed the hearing to public comment and left the written record open for ten (10) days per consensus of the Commission.

**DEVELOPMENT REVIEW**

**MALPF #12-150-001 – Paulk MALPF**

The applicant is requesting a recommendation to the Board of County Commissioners for approval on a proposed Maryland Agricultural Land Preservation Fund (MALPF) Establishment. The property contains 82.97 acres; is zoned RPD; and is located at 23217 Bayside Road, Leonardtown, Maryland; Tax Map 31, Grid 16, Parcel 74.

Owner: David A. & Jennifer L. Paulk  
Presenters: Donna Sasscer, DECD

***Mr. Siebert made a motion, having made the finding that ALPD #12-150-001 property owned by David & Jennifer Paulk meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and approval and that the Chairman be authorized to sign the letter and send it forward and Ms. Robrecht seconded. The motion passed by a 5-0 vote.***

**MALPF #12-150-002 – Davis MALPF**

The applicant is requesting a recommendation to the Board of County Commissioners for approval on a proposed Maryland Agricultural Land Preservation Fund (MALPF) Establishment. The property contains 124.67 acres; is zoned RPD; and is located at 48965 Davis Lane, Ridge, Maryland; Tax Map 70, Grid 12, Parcel 15.

Owner: Charles E. & Edith Davis  
Presenters: Donna Sasscer, DECD

***Ms. McNeill made a motion, having made the finding that ALPD #12-150-002 property owned by Charles E. Davis, Jr. meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and approval and that the Chairman be authorized to sign the letter and send it forward and Mr. Evans seconded. The motion passed by a 5-0 vote.***

**MALPF #12-150-003 – Penerene MALPF**

The applicant is requesting a recommendation to the Board of County Commissioners for approval on a proposed Maryland Agricultural Land Preservation Fund (MALPF) Establishment. The property contains 72.93 acres; is zoned RPD; and is located at 22085 Colton Point Road, Bushwood, Maryland; Tax Map 38, Grid 16, Parcel 30.

Owner: Penerene Inc.  
Presenters: Donna Sasscer, DECD

***Mr. Evans made a motion, having made the finding that ALPD #12-150-003 property owned by Penerene meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and approval and that the Chairman be authorized to sign the letter and send it forward and Ms. McNeill seconded. The motion passed by a 5-0 vote.***

**MALPF #12-150-004 – Raley Family Farms LLC MALPF**

The applicant is requesting a recommendation to the Board of County Commissioners for approval on a proposed Maryland Agricultural Land Preservation Fund (MALPF) Establishment. The property contains 106.81 acres; is zoned RPD; and is located at 21515 Dennis Road, Avenue, Maryland; Tax Map 46, Grid 04, Parcel 270 & 334.

Owner: Aloysuis F. Raley & Raley Family Farms LLC  
Presenters: Donna Sasscer, DECD

***Mr. Evans made a motion, having made the finding that ALPD #12-150-004 property owned by Raley Family Farms LLC meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and that the Chairman be***

***authorized to sign the letter and send it forward and Mr. Siebert seconded. The motion passed by a 5-0 vote.***

**MALPF #12-150-005 – Hayden MALPF**

The applicant is requesting a recommendation to the Board of County Commissioners for approval on a proposed Maryland Agricultural Land Preservation Fund (MALPF) Establishment. The property contains 131.71 acres; is zoned RPD; and is located at 19475 Woodbury Way, Leonardtown, Maryland; Tax Map 57, Grid 21, Parcel 05.

Owner: Richard Ignatius Hayden  
Presenters: Donna Sasscer, DECD

***Mr. Siebert made a motion, having made the finding that ALPD #12-150-005 property owned by Richard I. Hayden meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and approval and that the Chairman be authorized to sign the letter and send it forward and Ms. McNeill seconded. The motion passed by a 5-0 vote.***

**PSUB #12-150-006 – Aldridge MALPF**

The applicant is requesting a recommendation to the Board of County Commissioners for approval on a proposed Maryland Agricultural Land Preservation Fund (MALPF) Establishment. The property contains 81 acres; is zoned RPD; and is located at 16062 Smith Creek House Lane, Ridge, Maryland; Tax Map 70, Grid 16, Parcel 21.

Owner: Betty Davis Aldridge  
Presenters: Donna Sasscer, DECD

***Ms. McNeill made a motion, having made the finding that ALPD #12-150-006 property owned by Betty Davis Aldridge meets the Maryland Agricultural Land Preservation Foundation criteria, we recommend that the property be forwarded to the St. Mary's County Board of Commissioners for review and approval and approval and that the Chairman be authorized to sign the letter and send it forward and Ms. Robrecht seconded. The motion passed by a 5-0 vote.***

**MSUB #07-120-013 – Pembroke Phase 5**

The applicant is requesting preliminary approval of an 18 lot major subdivision. The property contains 8.06 acres; is zoned RL; and is located at Willows Road, Great Mills, Maryland; Tax Map 51, Grid 17, Parcel 618.

Owner: Pembroke LLC, C/O John Parlett  
Presenters: Bob Bowles, LUGM; John Parlett, Pembroke LLC

***Mr. Evans made a motion in the matter of MSUB #07-120-013, Pembroke Subdivision, Phase 5, containing 18 of a total of 481 single family and townhouse lots, "having accepted the staff report and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan) and Resolution 08-40 (Annual Growth Policy), and a finding of Adequate Public Facilities for schools and compliance with the Annual Growth Policy for Phase 5 (18 lots), as described in the Director's Report, I move that the preliminary subdivision plan for Phase 5 be approved and Ms. McNeill seconded. The motion passed by a 5-0 vote.***

**ANNOUNCEMENTS**

None

**ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:      October 22, 2012

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Howard Thompson  
Chairman