

Monday, December 9, 2024

Planning Commission

THIS AGENDA IS TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE - TIMES ARE APPROXIMATE

Meeting of: Planning Commission

Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

Time: 6:30 p.m.

Public meetings are now open to the public.

The public hearing may be viewed on SMCG Channel 95 or SMCG YouTube Channel.

In lieu of appearance, comments may be submitted by:

a. Email: [brandy.glenn@stmaryscountymd.gov](mailto:brandy.glenn@stmaryscountymd.gov)

b. US Mail: PO Box 653 Leonardtown, Maryland 20650

c. Submit a 3-minute video clip to [publicmtgs@stmarysmd.com](mailto:publicmtgs@stmarysmd.com) no later than 5 PM December 5, 2024

d. Submit written public comments to [brandy.glenn@stmaryscountymd.gov](mailto:brandy.glenn@stmaryscountymd.gov) no later than 2 PM, December 6, 2024

## 1. CALL TO ORDER

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## 2. ROLL CALL

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Subject :	A. Attendance of Members, Presenters, Staff Support and Speakers
Meeting :	Dec 9, 2024 - Planning Commission
Category :	2. ROLL CALL
Type :	Information

## Public Content

Name of Individuals/Groups(*Identify main presenter & list all who will be attending w/titles*):

**Planning Commission Members in Attendance:**

Howard Thompson, Chairman

Joseph L. Van Kirk, Co-Chair

John Brown

Patricia Robrecht

Lynn Delahay

Mike Brown

Gerald "Jay" Cousineau

Joseph St. Clair, Alternate

**County Staff in Attendance:**

Jessica S.B Andritz, Director, Department of Land Use and Growth Management

Brandy Glenn, Deputy Director, Department of Land Use and Growth Management

Amanda, Yowell, Planner IV, Department of Land Use and Growth Management

Stacy Clements, Planner III, Department of Land Use and Growth Management

Betty Nickerson, Senior Administrative Coordinator, Department of Land Use and Growth Management

Gabrielle Gleissner, Senior Planning Specialist, Department of Land Use & Growth Management

**Supporting County Staff in Attendance:**

John Sterling Houser, Deputy County Attorney

Jim Gotsch, Director, Department of Public Works and Transportation

Anna Wells, St. Mary's County Metropolitan Commission

Amy Carter, Video-Media Producer

## 3. AGENDA

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Subject : A. December 9, 2024 Planning Commission Agenda  
Meeting : Dec 9, 2024 - Planning Commission  
Category : 3. AGENDA  
Type : Information

## Public Content

NOTICE IS HEREBY GIVEN that the Planning Commission of St. Mary's County will hold a Public Hearing on Monday December 9, 2024, at 6:30 PM in the Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland to consider public input on the following;

**1. Approve the minutes of November 25, 2024**

**2. Public Hearing: RESADD24-1571 - Galioto Property - Impervious Surface Trading**

Citizens are encouraged to attend and participate in the public hearing. In lieu of appearance, written comments may be submitted no later than 2:00 p.m. on December 6, 2024, addressed to: Planning Commission, Attn: Brandy Glenn, P.O. Box 653, Leonardtown, MD 20650 or via email to [Brandy.Glenn@stmaryscountymd.gov](mailto:Brandy.Glenn@stmaryscountymd.gov). Public Hearing Guidelines are subject to change.

All submissions will be considered by the Planning Commissioners at the Public Hearing. Public Hearing Guidelines are subject to change.

Note that as a result of the evidence presented and comments made during the public hearing, amendments may be proposed.

*Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact the County Commissioners Office at 301-475-4200, Ext. 1340. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.*

## 4. REVIEW AND APPROVAL OF MINUTES

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Subject : A. Review and Approve the November 25, 2024 Meeting Minutes  
Meeting : Dec 9, 2024 - Planning Commission  
Category : 4. REVIEW AND APPROVAL OF MINUTES  
Type : Action, Minutes  
Recommended Action : Motion to Approve the November 25, 2024 Meeting Minutes

## Public Content

## 5. PUBLIC HEARING

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Subject : A. RESADD24-1571 Galioto-Impervious Surface Trading  
Meeting : Dec 9, 2024 - Planning Commission

Category : 5. PUBLIC HEARING  
Type : Action, Discussion  
Recommended Action : In the matter of BUILDING PERMIT SITE PLAN # 24-1571 the Galioto Property, having accepted the staff report and having made a finding that the criteria of Section 41.5.3.i(3) (b) for impervious surface trading, I move that allowance for impervious surface trading be APPROVED.

## Public Content

**Name of Individuals/Groups (*Identify main presenter & list all who will be attending w/titles*):**

Stacy Clements, Planner III, Department of Land Use and Growth Management

**Supporting County Staff to be in Attendance:**

Jessica S.B. Andritz, Director, Department of Land Use and Growth Management

Brandy Glenn, Deputy Director, Department of Land Use and Growth Management

Amanda Yowell, Planner IV, Department of Land Use and Growth Management

John Sterling Houser, Deputy County Attorney

**Specific Purpose of Request for Appointment:**

replace a porch with a sunroom using impervious surface trading. Per CZO Section 41.5.3.i(3) the Planning Commission can approve impervious surface trading in the critical area.

**Amount of Time Needed for Presentation:**

15 minutes

**Will you be Using PowerPoint?:**

Yes

**Will you need a Podium?**

No, a microphone in the center aisle will be needed.

Click [HERE](#) for the Staff Report

Click [HERE](#) for the Staff Presentation

## 6. ADJOURN

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Subject : A. Adjourn the Planning Commission Meeting for December 9, 2024  
Meeting : Dec 9, 2024 - Planning Commission

Category :

6. ADJOURN

Type :

Action

Recommended Action :

Motion to adjourn the December 9, 2024,  
meeting at p.m.

## Public Content

Specific Purpose of Request for Appointment: Motion to adjourn the December 9, 2024 meeting.

Amount of Time Needed for Presentation: 1 minute