

Planning Commission (Monday, November 9, 2020)

Generated by Planning Comm on Tuesday, November 10, 2020

Members present

J Howard Thompson, Chairman
Joseph L Van Kirk, Co-Chair
Joseph Fazekas
William R Hall III
Caroline King
Patricia Robrecht
Joseph St Clair

Meeting called to order at 6:31 PM

1. CALL TO ORDER
2. ROLL CALL
3. AGENDA

4. REVIEW AND APPROVAL OF MINUTES

I move to approve the minutes of the September 28, 2020, Planning Commission meeting.

Motion by Patricia Robrecht, Second by Joseph L Van Kirk.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, William R Hall III, Caroline King, Patricia Robrecht, Joseph St Clair

5. PUBLIC HEARING: 20-132-004 Expedition Park Phase VII Concept Site Plan

In the matter of CONCEPT SITE PLAN# 20-13200004, Expedition Park Phase VII, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance has 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:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Use and Occupancy Certificate.

Motion by Joseph St Clair, Second by Joseph L Van Kirk.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, William R Hall III, Caroline King, Patricia Robrecht, Joseph St Clair

6. PUBLIC HEARING: St. Clement Shores WWTP Sewer Service Area (including an Approved Priority Funding Area (PFA) Exception) in conjunction with a Proposed St. Clements Shores Wastewater Treatment Plant Expansion: A continuance from October 26, 2020 Public Hearing to a November 9, 2020 Public Hearing.

In the matter of the requested amendment to the St. Mary's County Comprehensive Plan (Comprehensive Plan), Quality of Life in St. Mary's County: A Strategy for the 21st Century (Adopted: March 23, 2010; Effective: April 6, 2010); And an amendment to the St Mary's County, Maryland Comprehensive Water and Sewerage Plan, 2017 Update; And a Resolution to replace 84-22 providing public sewer service to properties within the

sewer service area of the expanded St. Clements shores wastewater treatment plant within the permitted capacity of 200,000 gallons per day as allowed in the plant's 2007 permit; And the approval by the State Smart Growth Coordinating Committee for the use of state funding as a PFA exception for the St. Clements Shore area for 140 developed but not connected residential sewer connections, due to the necessity to protect public health;

I move that the Planning Commission recommend to the Commissioners of St. Mary's County (CSMC) that; St. Mary's County Comprehensive Plan (Comprehensive Plan), Quality of Life in St. Mary's County: A Strategy for the 21st Century (Adopted: March 23, 2010; Effective: April 6, 2010, be amended for consistency with the SCS WWTP Sewer Service Area and the PFA exception area within the Sewer Service Area; And the St Mary's County, Maryland Comprehensive Water and Sewerage Plan, 2017 Update be amended to be consistent with the Comprehensive Plan; And the Smart Growth Coordinating Committee approval of state funding as a PFA exception for the St. Clements Shore area 140 developed but not connected residential sewer connections be approved. And the Resolution to replace 84-22 be adopted.

I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit these recommendations to the Commissioners of St. Mary's County and after CSMC approval, the two documents (2): amendments of the Comprehensive Plan and Comprehensive Water and Sewerage Plan be sent to MDP and MDE

Motion by Joseph St Clair, Second by Patricia Robrecht.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, William R Hall III, Caroline King, Patricia Robrecht, Joseph St Clair

7. ADJOURN:

I move to adjourn the November 9, 2020, Planning Commission meeting at 7:23 p.m.

Motion by Joseph St Clair, Second by Patricia Robrecht.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, William R Hall III, Caroline King, Patricia Robrecht, Joseph St Clair