

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, November 9, 2009**

Members present were Steven Reeves, Chairman; Brandon Hayden, Susan McNeill, Merl Evans, Martin Siebert, and Lawrence Chase. Shelby Guazzo was excused. Department of Land Use & Growth Management (LUGM) staff present were Bob Bowles, Planner IV; Dave Berry, Planner II; 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 October 13, 2009 and October 26, 2009 were approved as presented.

**DEVELOPMENT REVIEW**

**PSUB #07-120-010 – Laurel Preserve North**

Mr. Berry gave an overview of the request for a 19 lot major subdivision stating the purchase of four (4) TDRs would be required and there are no outstanding issues that would affect a decision tonight.

Mr. Reeves asked what the density is. Mr. Berry stated the density is 1 house per 3 acres. Mr. Reeves asked if they are prevented from further subdividing the farmsteads. Mr. Higgs stated the 110 acres for the North is 1 per 4 acres and the farmettes could be further subdivided however more TDRs would be required. Ms. McNeill asked why the water and sewer category change was not approved by MDE in the past. Mr. Berry stated MDE deferred this to MDP to make the decision. Mr. Berry stated MDP did not think the change was in line with the Comprehensive Plan. Ms. McNeill asked how these developments fit into the 70/30 split. Mr. Berry stated we are well within our allocations this year and these developments will not affect these numbers.

Mr. Evans asked what possible reason was given to deny this in the first place. Mr. Berry stated the main reason given was that it was not in accordance with the Comprehensive Plan.

***Mr. Siebert made a motion in the matter of PSUB #07-120-010, Laurel Preserve North, containing 19 detached single family 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), including adequate public facilities, as described in the Director's Report, I move that the preliminary subdivision plan be approved and Mr. Hayden seconded. The motion passed by a 6-0 vote.***

**PSUB #07-120-011 – Laurel Preserve South**

Mr. Berry gave an overview of the request to a 19 lot major subdivision stating the purchase of 22 TDRs would be required and there are no outstanding issues that would affect a decision tonight.

Mr. Reeves asked what the density is for this one. Mr. Higgs stated 1 per 3 acres and that there is no more development rights on these acres.

***Mr. Evans made a motion in the matter of PSUB #07-120-011, Laurel Preserve South, containing 19 detached single family lots, having accept the staff report and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities, as described in the Director's Report, I move that the preliminary subdivision plan be approved and Mr. Chase seconded. The motion passed by a 6-0 vote.***

## DISCUSSION

### Update Regarding Park Place

Mr. Siebert recused himself from discussing this project and left the room. Mr. Parlett gave an overview of the Park Place development including the Board of Appeals approval, approved square footage versus the proposed square footage, unit breakdown and availability schedule, original approved concept plan, current proposed rendered site layout plan, and the current proposed technical concept site plan layout. Mr. Parlett discussed the ten (10) notable changes from the originally approved concept plan.

Ms. Tammy Seback stated in keeping in touch with Mr. Parlett the community decided to remove the walkthrough. Ms. Seback stated after discussion with the community, it was determined that not having the walkthrough may help keep riff-raff out of the neighborhood.

Mr. Parlett asked if he could receive an approval extension based on the updates given tonight. Mr. Bowles stated this would need to go to a regular meeting but it could be approved at the next meeting.

### Planning Commission, Technical Evaluation Committee (TEC), and Pre-Application Schedule for 2010

Mr. Bowles provided the Commission with copies of the proposed 2010 schedules. ***Ms. McNeill made a motion to approve the 2010 Planning Commission, Technical Evaluation Committee and Pre-Application schedules and Mr. Evans seconded. The motion passed by a 5-0 vote.***

## ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:      November 23, 2009

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Stephen T. Reeves  
Chairman