

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, March 12, 2012**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Merl Evans, Martin Siebert, and Hal Willard. Susan McNeill was excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; 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 6:35 p.m.

**APPROVAL OF THE MINUTES** – The minutes of January 23, 2012 were approved as presented.

**DEVELOPMENT REVIEW**

**FSUB #03-120-036 – Broad Creek Subdivision**

This item was tabled to the next meeting.

**MSUB #10-120-002 – Broyhill Subdivision**

The applicant is requesting preliminary plan review and approval of 22 lots. The property contains 110 acres; is zoned RPD; and is located approximately 4,000' north of the intersection at Morgan Road and Route 245; Tax Map 26, Grid 02, Parcel 01.

Owner: Stone Brook Properties, LLC

Presenters: David Berry, LUGM; Bill Higgs, Little Silences Rest, Inc.; John Groeger, DPW&T

***Mr. Evans made a motion in the matter of MSUB #10-120-002, Broyhill Subdivision, having accepted the staff report and having made a finding that the objectives of Section 30.5.5 of the Subdivision Ordinance have been met, and noting that the referenced project has met all requirements for Preliminary Plan approval, I move that the Preliminary Plan be approved with the following condition:***

- 1. Approval is contingent upon approval of the re-alignment of Morgan Road by the Board of County Commissioners.***

***Mr. Siebert seconded and the motion passed by a 6-0 vote.***

**MSUB #10-120-001 – Kingswood Subdivision**

This item was tabled to the next meeting.

**ANNOUNCEMENTS**

**MetCom Capital Improvement Budget (CIB) FY 2013-2018 Presentation**

Presenters: Jackie Meiser, Director of MetCom

***Ms. Guazzo made a motion that the Planning Commission accept the FY 13-FY 18 St. Mary's County Metropolitan Commission Capital Improvements Budget and Program as being consistent with both the Comprehensive Land Use Plan and the Comprehensive Water and Sewerage Plan, and that the Chair be authorized to sign a letter to the Board of County Commissioners confirming this finding of consistency and recommending approval and Mr. Willard seconded. The motion passed by a 6-0 vote.***

**ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:

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Howard Thompson  
Chairman