

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, May 11, 2015**

Members present: Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Martin Siebert, Hal Willard, and Merl Evans.

Members absent: None

The meeting was called to order by Chairman Howard Thompson at approximately 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of April 27, 2015 were approved as presented.

Major Subdivision #15-1200003, Elizabeth Hills PH. 5 Lots 144 thru 167 and 199 thru 214

Ms. Robrecht made a motion in the matter of Major Subdivision #15-1200003, Elizabeth Hills, Phase 5 containing 40 lots, having accepted the staff report and having previously made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities, except for schools and compliance with the Annual Growth Policy and a new finding of Adequate Public Facilities for schools and compliance with the Annual Growth Policy for Phase 5 (40 lots), as described in the attached Director's Report, I move that the preliminary subdivision plan for Phase 5 be APPROVED. Susan McNeil seconded. The motion passed 7-0 vote

Concept Site Plan #14-13200002, LEONARDTOWN DOLLAR GENERAL

The issue of buffering along Eddie Nelson Rd. was discussed by the board.

Mr. Crouse on behalf of the applicant responded as follows:

“We are amenable if it so pleases the board, we would be happy to plant some additional landscaping on that side. We had a significant buffer on the front because it had to be a 4 foot berm and then we had to put plants on top of that. We had quite a time with state highway and we have quite a significant landscape budget on this project as it is, but Dollar General and I do a lot of them around the area and they desire to be neighbor friendly. So if this is going to be an issue they are amenable to putting some more landscaping on that side, again if that so pleases the board.”

“I would like to hear from them, they might want shrubbery and trees. We could put some shrubs along the curb line, when you come off the curb now there is 4 foot fairly level section that drops down into a bio-retention facility, that 4 foot section is required by DPW and I'm not sure they are going to let me plant in that 4 foot, but it could be on the edge of that four foot. If they will let me I will put it in the 4 foot area.”

“Ms. Guazzo I'm not sure I can plant red maples. I might be able to plant them up on the top. This is a water dependent facility. It will be inundated from time to time before it gets into the storm drains to go out, so I have to make sure there is a planting that can sustain that period of flooding from time to time and I don't think red maples are on that list. I can mix them in. There are some areas outside of that facility that I might be able to put them on the slopes.”

Ms. McNeil made a motion in the matter of CCSP #14-13200002, Leonardtown Dollar General, to continue the meeting until the 8th of June. Seconded by Martin Siebert. This motion passed 7-0 vote.

ADJOURNMENT

A motion to adjourn was made at 8:45p.m. by Commissioner Susan McNeil, Second by Commissioner Martin Siebert and passed unanimously.

Approved in open session: July 13, 2015

Howard Thompson
Chairman