

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, July 26, 2010**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Joe Meinert, Susan McNeill, Merl Evans, Martin Siebert, and Lawrence Chase. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; 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 6:30 p.m.

**APPROVAL OF THE MINUTES** – The minutes of July 26, 2010 were approved as amended.

**DEVELOPMENT REVIEW**

**#10-142-007 – Kimball/Dixon Subdivision Lots 1 & 2**

Mr. Hayden stated this case has been postponed to a future meeting at the request of the applicant.

**MSUB #10-120-005 – Elizabeth Hills Phase 2**

Mr. Berry gave an overview of the request for preliminary review and approval of Phase 2 for 40 lots stating there are no outstanding issues that would affect a decision tonight. Ms. McNeill asked if they are utilizing the old stormwater management. Mr. Berry stated yes. Ms. McNeill asked if they would be using the old regulations for lot clearing and development. Mr. Berry stated yes. Ms. McNeill asked if these are single family lots. Mr. Berry stated yes.

Mr. Meinert asked if the overall project is 256 units. Mr. Berry stated yes. Mr. Meinert asked about general note #18 referencing roads and asked why Pegg Road is not mentioned. Mr. Berry stated they will be building a portion of Pegg Road and the right-of-way will be dedicated to the County. Mr. Berry stated staff will ensure Pegg Road is included prior to recordation of the plat. Mr. Meinert asked what circumstances changed in regards to the school capacity. Mr. Berry stated there was a change in the school districts boundaries therefore the capacity expanded. Mr. Meinert asked when the boundaries changed. Mr. Berry stated the change took place a couple years ago. Mr. Meinert recommended including the back ground information in these reports in the future. Mr. Meinert stated he is concerned with the answer given by staff in regards to finding #6 stating he would like to see some type of analysis as to how the applicant meets the requirements. Mr. Evans stated it would be useful for the TEC comments to be provided again at each phase of approvals.

Ms. Guazzo asked if she could have answers to her questions from July 27, 2009 including if the Maryland Department of Natural Resources owns the property to the northern end of the property and if the State Highway Administration and Department of Public Works and Transportation have reviewed and approved the stormwater management and traffic impact study. Mr. Berry stated staff will look into this.

Mr. Joe Kadjeski, agent to the applicant, stated SHA has reviewed the traffic impact study and mitigation plan however we are waiting on final approval. Ms. Guazzo asked what the mitigation was. Mr. Kadjeski stated the mitigation is the extension and dedication of Pegg Road. Ms. Guazzo stated she is concerned that she does not have the paper trail to reassure her prior to making a decision. Mr. Kadjeski stated there is a letter from Mr. John Groeger to Mr. Canavan dated March 29, 2007 which approved the mitigation and was provided with the original staff report. Ms. McNeill asked for an overview of the stormwater management practices being used on this site. Mr. Kadjeski stated we have conserved over thirty-four acres of non-tidal wetlands on the site, grass channels, three bio-retention areas, one sand filter, two extended ponds, and two pocket ponds are being used for stormwater management.

Mr. Evans stated this is a situation where, having a representative from DPW here would be very useful. Mr. Berlage stated staff will make changes to the process in regards to the Commissions comments.

Ms. Guazzo asked if the request is for 39 lots or 40 lots. Mr. Berry reviewed the numbers and agreed that the request is for 39 lots. Mr. Kadjeski agreed, the request is for 39 lots, not 40 lots.

***Mr. Evans made a motion in the matter of MSUB #10-120-005, Elizabeth Hills, Phase 2 containing 39 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 2 (39 lots), as described in the Director's Report, I move that the preliminary subdivision plan for Phase 2 be approved and Mr. Meinert seconded. The motion passed by a 7-0 vote.***

## **DISCUSSION**

### **Briefing on the revision process for the Lexington Park Development District Plan**

Mr. Berlage stated with the Zoning Ordinance about three weeks away from being completed LUGM has begun looking at revising the Lexington Park Master Plan. Mr. Berlage gave an overview of the proposed revisions including specific portions of Three Notch Road, portions of Great Mills Road, and ways to address issues within the plan. Mr. Berlage recommended reviewing the zoning, creating a "center" or "centers", phase development, and design standards. Mr. Berlage outlined the process in which the revision will take place including selecting an outside consultant, holding charettes, public outreach, public hearings, etc.

### **Planning Commission 2009 Annual Report**

Mr. Jackman provided the members with the Draft 2009 Annual Report and asked that the members review the report for further discussion at the next meeting. The Commission members requested that the matrix of meetings be included in the report. Mr. Jackman stated this table would be included.

## **ADJOURNMENT**

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

---

Jada Stuckert  
Recording Secretary

Approved in open session: August 9, 2010

---

Brandon Hayden  
Chairman