

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 13, 2012**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, and Hal Willard. Martin Siebert was absent. Department of Land Use & Growth Management (LUGM) staff present were Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Dave Chapman, Planner; 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 July 23, 2012 were approved as presented.

PUBLIC HEARING

2012 Review and Report of the St. Mary's County Comprehensive Water and Sewerage Plan
Mr. Jackman gave an overview of the 2012 CWSP Review and Report. Chairman Thompson opened the hearing to public comment, hearing none closed the hearing to public comment.

Ms. Guazzo made a motion in the matter of the 2012 Comprehensive Water and Sewerage Plan Review and Report; having accepted the staff report dated July 23, 2012, and having held a public hearing on proposed amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP), and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code, the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission adopt a resolution to approve and recommend to the Commissioners of St. Mary's County that the 2012 CWSP Review and Report be adopted and the CWSP be amended as detailed in Exhibits 1, 2, and 3 of the July 23, 2012 staff report; I further move that the Chair be authorized to sign the resolution on behalf of the Planning Commission and transmit it to the Commissioners of St. Mary's County and Mr. Evans seconded. The motion passed by a 5-1 vote with Ms. McNeill opposed.

DEVELOPMENT REVIEW

CCSP #05-132-009 – Virginia Knolls

The applicant is requesting the removal of the age 55 restriction on the multi-family units. The property contains 20 acres; is zoned TMX, AE Overlay; and is located at 44232 Greenery Lane, California, Maryland; Tax Map 34, Grid 02, Parcel 327.

Owner: Sonic Properties, LLC c/o Benny Potter
Presenters: Butch Bailey of Nokleby Surveying, Inc.

Mr. Bowles gave an overview of the request. After discussion from members Mr. Bailey asked that the case be continued to a future date.

Ms. Guazzo made a motion to continue the case to a future meeting when the owner of the property can be present to answer questions and Mr. Evans seconded. The motion passed by a 6-0 vote.

MSUB #07-120-013 – Pembroke Phase 5 – Rescheduled

DISCUSSION

Board of Education School Facilities Master Plan Presentation

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: September 10, 2012

Howard Thompson
Chairman