

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, September 23, 2013**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Bill Hunt, Deputy-Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Sue Veith, Environmental Planner; 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 August 12, 2013 and September 9, 2013 were approved as presented.

DEVELOPMENT REVIEW

CCSP #13-132-004 – Verizon Store

The applicant is requesting approval of a concept site plan for a 3,000 square foot retail store. The property contains 2.65 acres; is zoned TMX; and is located at 30155 Three Notch Road; Tax Map 03, Grid 22, Parcel 45.

Owner: Maximum Properties, LLC
Presenters: Bob Bowles, LUGM; John Groeger, DPW&T; Jim Gotch, Soltesz

Mr. Evans made a motion in the matter of CCSP #13-132-004, Verizon Store, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved with the following conditions:

- 1. That the 80 foot northern elevation be broken up into smaller components by the use of offsets and other design techniques such as windows or faux windows and awnings.***
- 2. That a human scale is provided at ground level to the entryway through the use of a canopy or other such design features.***

Mr. Siebert seconded and the motion passed by a 7-0 vote.

CCSP #13-132-002 – BAUER MEDICAL OFFICE, KATIES ACRES LOT 501-2

The applicant is requesting approval of a concept site plan for a 2,432 square foot Doctor's Office. The property contains .93 acres; is zoned RMX; and is located at 28030 Old Village Road, Mechanicsville, Maryland; Tax Map 09, Grid, 13, Parcel 319.

Owner: Bauer, Robert J & Mary C
Presenters: Bob Bowles, LUGM; Jerry Soderberg, DH Steffens Co.

Mr. Willard made a motion in the matter of CCSP #13-132-02, Bauer Medical Office, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved and Ms. Robrecht seconded. The motion passed by a 6-0-1 vote with Ms. Guazzo abstaining.

DISCUSSION

Shaping the Future; the 2013 Educational Facilities Master Plan

Brad Clements and Kim Howe presented the 2013 Educational Facilities Master Plan.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

WORK SESSION

Lexington Park Development District Master Plan

Work session ended at 9:00 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: October 28, 2013

Howard Thompson
Chairman