

**Planning Commission (Monday, June 26, 2023)**

*Generated by Planning Comm on Tuesday, June 27, 2023*

**Members present**

J Howard Thompson, Chairman  
Joseph L Van Kirk, Co-Chair  
Joseph Fazekas  
Merl Evans,  
Patricia Robrecht  
Kim Summers,  
John Brown

**Members Excused**

Joseph St. Clair

**Meeting called to order at 6:30 PM**

1. CALL TO ORDER
2. ROLL CALL
3. AGENDA

**4. REVIEW AND APPROVAL OF MINUTES**

Move to approve the minutes of the June 12th, 2023, meeting.

Motion by Joseph Fazekas, second by Patricia Robrecht.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

**5. PUBLIC HEARING:**

In the matter of CWSP22-0263 Villas at Lexwood CWSP Amendment

Move to amend the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for 3.96 acres described as Tax Map 51, Grid 08, Parcel 0377 in the 8th Election District, Tax ID 060010. The Property is located at Lexwoods Drive, Lexington Park, MD 20653. This amendment is requested to facilitate community water and sewerage service for proposed multi-family development.

Motion by Joseph Fazekas, second by Kim Summers.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

In the matter of CONCEPT SITE PLAN # CSP22-0256 Villas at Lexwood, having accepted the staff report and having made a finding that objectives of Section 60.6 of the Comprehensive 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:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- b. Apply for a variance to reduce the undeveloped open space.

- c. Apply for a variance to reduce the minimum 20' width of a townhouse to 16'.
- d. Apply for a variance to disturb the wetlands.
- e. Final approval of the site plan will be contingent on sewer pump station upgrades being provided that adequately serve the proposed development.

Motion by Patricia Robrecht, second by Kim Summers.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

## **6. ADJOURN**

Move to adjourn the June 26, 2023, meeting at 8:02p.m.

Motion by Merl Evans, second by Kim Summers.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown