

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, July 11, 2016**

Members present: Howard Thompson - Chairman, Martin Siebert, Hal Willard, Dan Ichniowski, and Joseph VanKirk.

Members excused: Shelby Guazzo – Vice Chair and Patricia Robrecht.

Susan McCauley, Bill Hunt, and Ashley Renshaw were present from the Department of Land Use and Growth Management, as well as George Sparling from the County Attorney's Office.

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

**APPROVAL OF THE MINUTES**

*Commissioner Willard made a motion to approve the minutes of June 13, 2016. Commissioner VanKirk seconded. The motion passed with a vote of 5-0*

**DISCUSSION**

**1. Metropolitan Commission FY 2017, Capital Improvement Budget Amendment**

*Commissioner Ichniowski moved that the Planning Commission accept the FY17-FY22 St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget Amendment for an upgrade of the Methane Co-Generator at the Marlay-Taylor Wastewater Recycling Facility as being consistent with both the Comprehensive Plan and the Comprehensive Water and Sewerage Plan, and that the Chair be authorized to sign a letter to the Commissioners of St. Mary's County confirming these findings and recommending approval. Commissioner Siebert seconded. The motion passed with a vote of 5-0.*

**PUBLIC HEARING**

**2. Major Subdivision #16-1200002, Elizabeth Hills, Phase 7, Lots 76 - 80, 102-103 and 134-143.**

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

**Owner:** Calvert LLC C/O CR Bailey Jr.

**Agent:** Collison, Oliff, and Associates, Inc. C/O Joe Kadjeski

**Location:** 20976 & 21062 Indian Bridge Rd. Great Mills, MD 20634

**TM-050 GRID-12 PAR-0036 & 0292 ED-08 TAX ID-009732 & 081239**

**Zoning:** RL **Acreage:** 101.5

**Action Requested:** Preliminary plan approval Annual Growth Policy of Phase 7 for 10 Townhouse Lots and 7 Single Family lots.

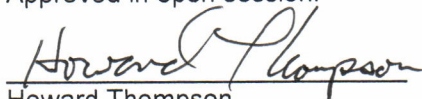
*Commissioner Siebert made a motion in the matter of Major Subdivision #16-1200002, Elizabeth Hills, Phase 7 containing 7 single family lots and 10 townhouse lots, having accepted the staff report and having previously made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for 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 7 (17 lots), as described in the attached Director's Report, I move that the preliminary subdivision plan for Phase 7 be APPROVED. Commissioner Ichniowski seconded. The motion passed with a vote of 5-0.*

**ADJOURNMENT**

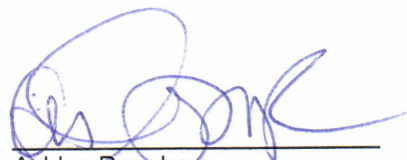
*A motion to adjourn was made at approximately 7:05 p.m. by Commissioner VanKirk. Commissioner Willard seconded. The motion passed with a vote of 5-0.*

Approved in open session:

July 25, 2016



Howard Thompson  
Chairman



Ashley Renshaw  
Recording Secretary