

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, February 11, 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 Phil Shire, Director; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; 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 January 28, 2013 were approved as presented.

DEVELOPMENT REVIEW

CCSP #05-132-019 – St. Mary's Market Place, Phase 1

The applicant is requesting review and approval of the Concept Site Plan, and phase 1 for a pharmacy. The property contains 14 acres; is zoned CMX/AE Overlay; and is located at 44930 Saint Andrews Church Road and 23171 Three Notch Road, California, Maryland 20619; Tax Map 34, Grid 16, Parcel 53, 422 and 52.

Owner: Klein Enterprises Inc.
Presenters: Phil Shire and Dave Berry of LUGM; Matthew Allen of Klein Enterprises and Bryce Turner of Bohler Engineering

The Planning Commission discussed the change of ownership, traffic study and traffic safety, electronic signs, buffers and fence, and stormwater management. After discussion, Mr. Shire stated LUGM would keep the Planning Commission abreast of this development.

Mr. Siebert made a motion in the matter of CCSP #05-132-019, St. Mary's Marketplace, 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 for Phase 1 be approved and the overall concept plan be approved with the following conditions:

- a. Commissioner's Right of Way crossing is approved.***
- b. Variance from buffer yard requirements is approved.***
- c. The Developer shall acquire land from Wildewood Apartments LLC and shall make the improvements to complete and dedicate FDR Boulevard.***

Mr. Evans seconded and the motion passed by a 4-3 vote with Ms. Guazzo, Ms. McNeill and Ms. Robrecht opposed.

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: March 11, 2013

Howard Thompson
Chairman