

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 25, 2012**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, and Hal Willard. Martin Siebert was excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; and Dave Berry, Planner II. 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 June 11, 2012 were approved as presented.

DECISION

Planning Commission Annual Report

Ms. McNeill made a motion to approve the Annual Report and allow Chairman Thompson to sign and forward the Annual Report to the County Commissioners and Mr. Evans seconded. The motion passed by a 6-0 vote.

DEVELOPMENT REVIEW

CCSP #10-132-017 – Abberly Crest Apartments Phase 3

The applicant is requesting review of a concept site plan for a 158 unit apartment complex. The property contains 8.84 acres; is zoned RH; and is located at Morning Dew Lane, Lexington Park, Maryland; Tax Map 51, Grid 17, Parcel 643-B2.

Owner: Abberly Crest-Lexington Park
Presenters: Dave Berry, LUGM; Jim Gotch, Loiederman Soltesz & Associate

Mr. Evans made a motion in the matter of CCSP #10-132-017, Abberly Crest Apartments Phase III, 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 overall concept site plan be approved and that in the interest of avoiding unnecessary delay in plan approval, that the first allotment of 100 lots be approved in accordance with the Annual Growth Policy and the second allotment of 58 lots be granted effective July 1st and Ms. McNeill seconded. The motion passed by a 6-0 vote.

DISCUSSION

Oak Crest Center PUD Update presented by Chris Longmore

Chairman Thompson allowed questions from the public. Valerie Stevens, Kevin Stevens, Marissa Stevens, and Michael Hewitt voiced concerns regarding sidewalks on Route 235, clear cutting the buffers, and environmental concerns including stormwater management.

ADJOURNMENT

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

Jada Stuckert
Recording Secretary

Approved in open session: July 9, 2012

Howard Thompson
Chairman