

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, April 22, 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 April 08, 2013 were approved as presented.

DEVELOPMENT REVIEW

CCSP #07-132-010 – Glazed Pine Phase B

Withdrawn

MSUB #13-120-002 – Elizabeth Hills PH 4

The applicant is requesting annual growth policy approval for 40 units in phase 4. The property contains 101.5 acres; is zoned RL; and is located at 20976 and 21062 Indian Bridge Road, Great Mills, MD; Tax Map 50, Grid 12, Parcel 36 and 292.

Owner: Calvert LLC C/O Cr. Bailey Jr.
Presenters: Dave Berry, LUGM
Joe Kadjeski, Collinson, Oliff & Assoc.
Rick Bailey, Calvert LLC

Mr. Evans made a motion in the matter of MSUB #13-120-002, Elizabeth Hills, Phase 4 containing 40 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 4 (40 lots), as described in the attached Director's Report, I move that the preliminary subdivision plan for Phase 4 be approved and Ms. McNeill seconded. The motion passed by a 7-0 vote.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: May 13, 2013

Howard Thompson
Chairman