

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, November 22, 2010**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Susan McNeill, Merl Evans, Martin Siebert, Lawrence Chase, and Joe Meinert arriving after the development review. Department of Land Use & Growth Management (LUGM) staff present were Derick Berlage, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; 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 November 8, 2010 were approved as presented.

**DEVELOPMENT REVIEW**

**MSUB #05-120-007 – Spalding Family Subdivision**

Mr. Berry gave an overview of the request for a 7 lot major subdivision stating there are no outstanding issues that would affect a decision tonight.

Ms. Guazzo stated the staff report refers to only ten (10) lots on White Marsh Road however she counts eleven (11) lots. Mr. Berry stated if Mr. Jeffery Spalding accesses this road then, yes, there would be eleven (11) lots. Mr. Vukmer stated if this is approved there will in fact be eleven (11) lots/users on White Marsh Road.

Ms. Guazzo asked if the area above the open space on Spalding Farm Lane is part of the open space. Mr. Barry Vukmer, representative for the applicant, stated this is in fact open space. Ms. Guazzo asked that this be marked on the plat so there is no mistake.

***Mr. Siebert made a motion in the matter of MSUB #05-120-007, Spalding Family Subdivision, containing 7 lots, having accepted the staff report and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance have been met, and noting that the referenced project has met all requirements for Preliminary Plan approval, I move that the Preliminary Plan be approved and Ms. McNeill seconded. The motion passed by a 6-0 vote.***

**DISCUSSION** – *Mr. Meinert arrived*

**Lexington Park Development District (LPDD) Master Plan Report**

Mr. Berlage stated this report has conceptually been presented to over a dozen organizations to receive input. Mr. Berlage stated we are here tonight to make sure we are asking the right questions prior to moving forward to the Charette process. Mr. Jackman gave a brief overview of the plan.

**ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:        December 13, 2010

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Brandon Hayden  
Chairman