



## CALVERT COUNTY PLANNING COMMISSION

150 Main Street  
Prince Frederick, MD 20678  
Phone: 410-535-2348 – 301-855-1243  
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Maurice Lusby  
Chairman

### PLANNING COMMISSION REGULAR MEETING **RESULTS** January 20, 2010 7:00 p.m. Courthouse Square Conference Room 205 Main Street, Prince Frederick, MD 20678

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Town Center Architectural Approvals: Solomons, Prince Frederick, Dunkirk, Huntingtown, Owings, Lusby and St. Leonard (architectural approvals attached are not for action unless listed below).
5. Major Subdivisions for Final Approval: None
6. Applications for Site Plan Review: None
7. Major Subdivision Applications for Preliminary Approval:
  - a) SD 07-13, Firestone, Lots 1-6 (*deferred from December 9, 2009*)  
Located on Pushaw Station Road in Sunderland. Zoned FFD; APD; 6 lots; 123 ac. Submittal accepted 8/18/09. Agent: Collinson, Oliff & Associates  
***Applicant deferred to Planning Commission Regular Meeting on 17 February 2010***
  - b) SD 08-19, Hellen Creek Woods  
Located on Route 4 in Lusby. Zoned RCD; 2 lots; 135 ac. Submittal accepted 5/5/09. Agent: Collinson, Oliff & Associates  
***Planning Commission deferred to Special Meeting on 27 January 2010***
  - c) SD09-06, Salt Meadow Estates  
Located on St. Leonard Rd. and MD Rt. 4 in St. Leonard. Zoned RCD; 5 lots; 56 ac; 36.34 ac os. Submittal accepted 9/8/09. Agent: Wilkerson & Associates  
***Approved with Modifications***

8. Items for Discussion/Action:

- a) Homestead, SD 00-08 – Request by Quality Built Homes to eliminate fencing requirement (letter of request and staff memo attached). *Approved*
- b) College Station, SD 03-23, Lot 104 - Barn removal (staff memos attached)  
*Applicant deferred to Planning Commission Regular Meeting on 17 February 2010*
- c) Ben Garner Adult Community, SD 03-07 – Request by Board of Directors for change to age restriction condition (letter of request and staff memo attached)  
*Removed from agenda for later date*
- d) Solomons Town Center Architectural Review Design Manual: Guidelines for Architectural Review Applicants (draft) – Follow-up to Planning Commission’s Discussion on December 9, 2009. *Approved with Minor Corrections*
- e) Agenda Format For Discussion (staff memorandum attached)

9. Approval of Minutes:

- a) September 16, 2009 Regular Meeting
- b) October 21, 2009 Regular Meeting
- c) December 9, 2009 Regular Meeting

10. Items of Interest:

- a) Continuing Education Material
- b) Critical Area Commission New Directions - January 12, 2009 Meeting Presentation
- c) Site Plan Application List for Upcoming Review
- d) Major Subdivision Proposed Project List for Upcoming Review

11. Adjourn.

FOOTNOTES:

- 1. Comments will be limited to the issue before the Planning Commission.
  - 2. There will be a five minute break at 9:00 PM.
  - 3. A decision will be made at 10:30 PM whether to continue the meeting or reschedule.
  - 4. Accommodations for persons with disabilities will be made with reasonable notice.
  - 5. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator: Greg A. Bowen, Dir of Planning & Zoning; Maureen Hoffman, Dir of Community Resources; Robbie Brady, Dir of Public Safety and Services; Terry Carlson, Dir of Public Works; Linda Vassallo, Dir of Economic Development