



## 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

### PROPOSED PLANNING COMMISSION AGENDA REGULAR MEETING

February 16, 2011 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 are not for action unless listed below).
5. Major Subdivisions for Final Approval:
  - a) SD 10-04, Gribble, Lot 3  
Located on MD RT 2/4 in Prince Frederick. 1 commercial lot; preliminary approval granted 10/20/10. Agent: Collinson, Oliff & Associates
6. Applications for Site Plan Review: None
7. Major Subdivision Applications for Preliminary Approval:
  - a) SD 10-01, Henry Brooks  
Located on Terri Lane in Huntingtown. Zoned RCD; 1 lot, 18.448 ac. Submittal accepted 03/30/10. Agent: Wilkerson & Associates
  - b) SD 07-08A, Shoppes @Apple Greene  
Located on MD RT 2/4, Apple Way, Dunkirk Way and Ward Rd. in Dunkirk. Zoned TC; 7 commercial lots; 43.52 ac. Submittal accepted 12/3/07 – HOLD –Revision accepted 12/29/10. Agent: R.A. Barrett & Associates

8. Items for Discussion/Action:

- a) SPR 09-08-1499, Owings Center Office Building - Expansion of Disturbance of Wetlands and Stream Crossing (staff memos attached).
- b) SD 77-21, Brookside, Lot 2, Plat Five - Request for Disturbance of Conservation Areas (staff memo attached)
- c) St. Leonard Town Center Master Plan - Follow-Up Research to Commercial Core/Form Based Code Questions - Presentation by Jenny Plummer-Welker, Principal Planner, and Miriam Groll, Zoning Planner
- d) Communication Strategy for Town Center Master Plans and Typical Public Meeting Schedule for a Master Planning Process – Presentation by Jenny Plummer-Welker (staff memo attached)

9. Approval of Minutes:

- a) September 22, 2010 Regular Meeting
- b) January 19, 2011 Regular Meeting

10. Items of Interest:

- a) Planning Commission Term Expirations
- b) Floodplain Ordinance and Mitigation Plan - Public Forum March 2011 (exact date to be determined)
- c) Site Plan Application List for Upcoming Planning Commission Review
- d) Site Plan, Category II List (not for Planning Commission review)
- e) Major Subdivision Proposed 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, Director of Planning & Zoning; Maureen Hoffman, Director of Community Resources; Jacqueline Vaughan, Acting Director of Public Safety and Services; Terry Carlson, Director of Public Works; Linda Vassallo, Director of Economic Development