
1. Call to Order. Chairman Lusby called the meeting to order at 7:00 p.m. and explained Roberts Rules.

2. Recognition of Planning Commission Members, Legal Counsel and Staff
   Members: Chairman Maurice Lusby, Vice Chairman Mike Phipps, Bill Glascock, Roxanne Cumberland, Carolyn McHugh, and Rob Reed. Malcolm Funn did not attend.
   Legal Counsel: John Yacovelle was not able to attend; CP&B Staff: Yolanda Hipski, Tom Barnett, Bill Pittman, Jenny Plummer-Welker, and Becky Parkinson.

   Motion by Mr. Phipps, seconded by Ms. Cumberland, to approve the July 15, 2015 agenda as presented. Motion passed 5-0.

4. Approval of Minutes: June 17, 2015 Regular Meeting - No changes.
   Motion by Ms. McHugh, seconded by Ms. Cumberland, to approve the June 17, 2015 Regular Meeting Minutes. Motion passed 6-0.

5. Town Center Architectural Approvals: None

6. Major Subdivisions for Final Approval: None
   a) SD 78-19A, The Lakes at Twin Shields, Plats One and Two, Lots 58 & 59 and Open Space “A”
      Located on Shields Drive in Dunkirk; two lots (APF exempt lots); received preliminary approval 09/17/08.
      Motion by Mr. Reed, seconded by Ms. McHugh, to approve SD 78-19A, The Lakes at Twin Shields, Plats One and Two, Lots 58 & 59 and Open Space “A”. Motion passed 5-0.

7. Applications for Site Plan Review: None

8. Major Subdivision Applications for Preliminary Approval: None

9. Items for Discussion/Action:
   a) SPR 15-533001, Market Square Shopping Center (Proposed Access and Parking Isle Modification)
      Mr. Pittman summarized the staff report previously submitted to the Planning Commission.
      (Clerk Note: A larger color copy of the Concept Plan (than previously sent) was distributed to the Planning Commission.) Mr. Rick Bailey, Owner, said he would be happy to answer any questions.
      Motion by Ms. McHugh, seconded by Ms. Cumberland, to approve SPR 15-533001, Market Square Shopping Center. Motion passed 5-0.

   There was discussion about a previous request, from the applicant, for additional parking for Market Square. Mr. Bailey said it was decided to do all the work for this project at one time.

b) Dr. Albert Tucker Presentation
   Dr. Tucker offered his presentation of “The Future of Drinking Water” which addressed population pressure, climate change, declining water levels in Calvert County. (08:52) There was discussion about ground water, surface water, and types of aquifer water.
Dr. Tucker spoke about The Wolman Report – 2008. He explained aquifers, wells and well depths, water pressure, and pressure levels. He described saltwater interface, management levels, and recharge areas (Clerk Note: see Slides 18-20 for reference). Dr. Tucker explained data regarding Calvert County wells in Slides 20-24. He continued his presentation explaining Slide 25. There was discussion about Slides 29-30 regarding EPA Maximum Contaminant Levels for Arsenic. Dr. Tucker explained Slides 31-32 regarding climate assessments noting population growth, percentages and timeframes of Years 2030-2040.

There was discussion about the population increasing in Calvert County by 14% between now and 2030. Dr. Tucker said data was taken from the current State website. Ms. Plummer-Welker noted that the State’s most recent projections were done in July 2014. Dr. Tucker explained sustainability yield.

There was discussion about recharge areas and the possibility of disputes over water discharges. Discussion continued about aquifers, reservoirs and demand management.

There was discussion about water gallon numbers for Calvert and Anne Arundel County households.

c) **Text Amendment #13-10, Proposed Amendments to the Huntingtown Master Plan and Zoning Ordinance**

Ms. Plummer-Welker summarized the staff report previously submitted to the Planning Commission. She said she would send the Planning Commission (via web links) information previously distributed noting that there would be maps at the August 25, 2015 Joint Public Meeting, outlining the area(s) of discussion.

d) **Boards and Commissions Term Limits**

Ms. Hipski summarized the staff report previously submitted to the Planning Commission. Mr. Barnett explained how each Planning Commission member would have available three more terms before taking effect. Mr. John Norris, County Attorney, said this change would not be retroactive, and would begin at each member’s next appointment cycle.

There was a consensus of the Planning Commission that this matter falls within the purview of the Board of County Commissioners, and that the Planning Commission would not be making a recommendation regarding term limits for Boards and Commissions.

e) **FY2016 Capital Improvement Plan – SMECO Property Acquisition**

Mr. Phipps recused himself from this project. Ms. Paluda summarized the staff report previously submitted to the Planning Commission noting a brief history of this project, property and acquisition.

Mr. John Norris, County Attorney, said the environmental reports were being reviewed and that the County was presently performing due diligence. There was discussion about additional costs such as insurance, renovations, etc. associated with this project.

**Motion by Ms. McHugh, seconded by Ms. Cumberland, that the purchase of this property, SMECO Property Acquisition, is consistent with the Calvert County Comprehensive Plan. Motion passed 4-0. (Chairman Lusby no vote; Vice Chairman Phipps recused himself; Aye: Mr. Glascock, Ms. Cumberland, Ms. McHugh, and Mr. Reed; Nay-0; Mr. Funn-not in attendance).**

10. **Items of Interest**

a) **Armory Square**

Mr. Norris explained the difference between an Exclusive Negotiating Rights Agreement and a development agreement in addition to what Section 4.3, Waiver of Lis Pendens, meant within the BOCC Exclusive Negotiating Rights Agreement. Ms. Plummer-Welker explained processes.

b) **Transferable Development Rights Use in Town Centers**

Ms. Plummer-Welker stated that staff would be presenting draft text amendments to the Board of County Commissioners at a work session on Tuesday, July 21, 2015. If they agree, then those same text amendments would be presented to the Planning Commission in a work session as early as August 19, 2015 during a Regular meeting.
c) **Sign Regulations**

Ms. Plummer-Welker summarized the Arizona Supreme Court decision from June 2015. Mr. Norris commented. Ms. Plummer-Welker offered to send information via web link. There was discussion about sign size and variety.

**Motion by Mr. Phipps, seconded by Ms. Cumberland, to adjourn the July 15, 2015 Planning Commission Regular Meeting. Motion passed 5-0.**

11. Meeting adjourned at 8:45 p.m.