



**MINUTES OF THE PLANNING AND ZONING COMMISSION  
NOVEMBER 14, 2018**

Commission member Charles Fink called the meeting to order at 7:04 pm. In attendance were Chairman Jeffrey Foltz, Commission members; Larry Brown, Robert Gray, and Susan Stebbing. Cynthia Greengold was absent. Also, in attendance were the Planning and Zoning Clerk Fran Addicott, and the Zoning Administrator Mr. Christopher Jakubiak, Town Engineer Paul Woodburn and Public Works Director James Berry.

**I. APPROVAL OF THE PLANNING AND ZONING AGENDA.**

**MOTION:** Mr. Gray moved to approve the Agenda. Seconded by Mr. Brown, all in favor.

**II. APPROVAL OF THE MINUTES OF THE OCTOBER 10 2018, PLANNING AND ZONING MEETING.**

**MOTION:** Mr. Brown moved to approve the October 10, 2018 Planning and Zoning Minutes. Mr. Gray and Mrs. Stebbing abstained. Seconded by Mr. Fink, all in favor.

**III. RE-APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN AND APPROVAL OF RECORD PLATS, SECTION II, BLOCK S, RICHFIELD STATION, RESIDENTIAL PLANNED COMMUNITY. THE REMAINING SECTION OF THE TOWNHOUSE DEVELOPMENT CONTAINS 48 FEE-SIMPLE TOWNHOUSE UNITS.**

Mr. Jakubiak explained that the Town received an application and a site development plan for Section II, Block S. It is the last section of the townhouse development in Richfield Station. The proposal would add a final group of 48 townhouse units. Crest View Lane would be extended southward with houses fronting it.

The applicants received approval in 1991 when the developer submitted a zoning map amendment and an overall development plan to the town under the provisions of zoning ordinance, section 290-16, Residential Planned Community (RPC) District.

The land was zoned RPC and the developer was authorized to proceed with a phased development. The Planning Commission approved the entire phase known as Block S in March 2012, but circumstances prevented the developer from finishing the project. The stormwater management pond and other structures and facilities were installed, the land was cleared for development and mass grading was done, also the Railway Trail ends at the property and will connect to Crestview Lane with a sidewalk.

In July 2016, the development plan was approved by the Planning Commission but due to the time and lack of progress, the approval expired. The Developer Mike Roepcke and his

Attorney Joe Devlin were present and are now seeking to obtain a new approval, or a re-approval for what remains of Block S, as well as the final subdivision plat.

Joe Devlin spoke about the history of the project. He stated that they had a development plan approved in July 2016, to allow 48 fee simple townhouses, previously they were 48 condo townhouses, but in July 2016, the development plan was changed to authorize and allow 48 fee simple townhouses. They want to get plats to go along with that and a revised development plan. Mr. Jakubiak had asked him about an access easement to be added to the development plan. Mr. Devlin said they have done that.

The history of the project is that the Section S is in the critical area and it has been under development since 2009 and has gone through phases. He took the planning commission through the phases to Section S.

Questions from the Commission members were answered by Mr. Devlin.

Some had concerns about the increased traffic from the new development. Mr. Woodburn said that a light on Route 260 and Richfield Station will be installed within the next 2 years.

Councilman Morris spoke on behalf of the Homeowner President Mr. Kelly Krick about the existing conditions of quality control on the construction, i.e. valve covers coming out from the ground, storm water management drains and asphalt issues that should be inspected. HOA and Town responsibilities were also discussed. He said everyone is anxious to get past the development stage and is in favor of approving the plan.

Mr. Jakubiak mentioned that in moving forward with the project the Town will require that before the County issues a Use and Occupancy permit, the Town will certify the construction standards. Mr. Jakubiak said that the most important conditions are the grading approvals, building permit, wetland approvals and storm water management and erosion and sediment control approvals.

Upon Mr. Finks recommendation, Chairman Foltz agreed to forward the public concerns to Mr. Woodburn and Mr. Berry as they work through the public works agreement.

**MOTION:** Mr. Fink moved to approve the Preliminary Development Plan and the Plats for Section II Block S, Richfield Station as discussed. Forward the notes to the Engineer and the Public Works Director and follow the standard Public Works Agreement. Seconded by Mr. Gray, all in favor.

#### **PUBLIC COMMENT ON RICHFIELD STATION DEVELOPMENT PLAN**

Councilman Greg Morris- 2425 Woodland Ct.  
Leslie Trevethan- 8205 Tartan Ct.  
Charlotte Allison- 8232 Bayside Rd.  
Kevin Farell- 2548 Crestview Lane.  
Laura Blackwelder-3256 Cannoncade Ct.

## **PUBLIC COMMENT ON THE COMPREHENSIVE PLAN**

Susan Webster-3907 27<sup>th</sup> St.  
Councilman Greg Morris-2425 Woodland Ct.  
Bernard Gibson-8725 C St.  
Yolanda Hipski- 8503 Tartan Ct.

### **IV. COMPREHENSIVE PLAN DISCUSSION.**

There were eleven residents that signed in for the Comprehensive Plan Discussion.

Mr. Jakubiak was happy to announce that the Comprehensive Plan Survey is now live on the Town's website. In addition, an email blast was sent out to the residents that have signed up for it. There are five questions at this time, after a set time period, five more questions will be generated and added to the questionnaire.

Mr. Jakubiak reviewed historic and projected household and population data and the Planning Commission discussed forecasting growth.

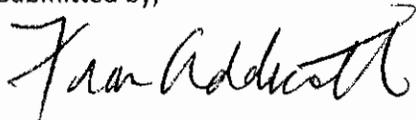
The Town growth has slowed drastically during the past decade, it has only grown 3 %. Calvert County growth management had slow growth following 2000.

The Maryland Suburban Washington Region grew at less than 1% per year between 2000 and 2020. The Town has increased its share of the County population, as planned.

There are about 170 housing units expected in the remaining sections of Richfield Station and The Heritage which will add about 475 new residents to the Town.

There being no further business, the meeting adjourned at 10:04 pm on a motion made by Mr. Gray. Seconded by Mr. Fink, all in favor.

Submitted by,



Fran Addicott  
Planning & Zoning Clerk