



Commissioners of Leonardtown

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DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
April 27, 2015 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Member
Heather Earhart, Member

Also in attendance were Mayor Dan Burris, Councilmember Roger Mattingly, Laschelle McKay, Town Administrator, and Town staff member Cindy Williams, Recording Secretary and Planning & Zoning Assistant.

Wayne Davis of W.M. Davis Development LLC, Joe Kadjeski of Collinson, Oliff & Associates, Inc., Michael Reid from The Enterprise, Dick Myers from The Bay Net, Nicholas Colasarro, a local Boy Scout, and Holly Colasarro were also present. A complete list of attendees is on file in the Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of the March 16, 2015 meeting were presented for approval.

Member Schultz moved to approve the March 16, 2015 minutes as submitted; seconded by Member Earhart; no further discussion; motion passed unanimously.

Town Administrator's Report:

Mrs. McKay reported on several items Town Council addressed in its April 20, 2015 meeting.

New Business:

Case #23-15 – The Shoppes at McIntosh - 25805 Point Lookout Road – Map 126 Parcel 95
Request for concept plan approval

Applicant:	W.M. Davis Development, LLC
Owner:	W.M. Davis Development @ 25805 Pt. Lookout Road, LLC
Engineer:	Collinson, Oliff & Associates, Inc.
Property size:	1.1380 ac.
Zoning District:	C-H

Mrs. McKay provided an overview of the project, stating the following:

The applicant is W.M. Davis Development, LLC and the engineer is Collinson, Oliff & Associates. Wayne Davis is present today, as well as Joe Kadjeski, the project engineer, to answer any questions.

This property currently includes a 3,200 sq. ft. building which is occupied by Waring-Ahearn Insurance Agency. Guy Distributing Co. Inc. adjoins this property on the left (Parcel 96) and the property to the right (Parcel 93) is owned by W.M. Davis Development and is currently being leased by Kaspar Siding. A copy of the tax map is included in your packet.

The applicant is proposing demolition of the existing 70 year old building and construction of a one-story 7,776 sq. ft. building to consist of a restaurant (3,200 sq. ft.) and retail space (4,576 sq. ft.). Some of the architecturals have been provided today.

The plan provides direct access to the adjacent property in anticipation of future development of that site (McIntosh Run/Pennies property). The required number of parking spaces have been provided, and the dumpster pad site is located at the far left corner of the property.

The site is currently connected to Town sewer but has a well for its water supply. For this project, Town water will service the new building and the existing well will be abandoned. We did receive approval of the conceptual stormwater management review and once the project receives concept approval we will request Fire Marshal, DPW, Fire Department, State Highway, water and sewer plan review as part of the final site plan review.

Mr. Kadjeski presented the concept plan. The property is located on the south side of Route 5 across from the Clark's Rest Subdivision. We are proposing demolition of the existing building and construction of a new 108 ft. x 72 ft. building that will house a restaurant and mixed retail use.

The main access will be off of Route 5; a two-way entrance with parking around the building. There will be one way traffic around the building with angled parking to the rear and the side and then a future connection to the main McIntosh Center entrance. The dumpster pad will be at the back corner of the property. We are proposing a stormwater management device along one side of the parking area to serve as stormwater management and also to enhance the buffer for an existing wetland that runs from the culvert.

There will be sidewalks around the building and the parking area, with street trees and also low shrubbery in the area of overhead utility lines along Route 5.

Mrs. McKay gave an update on the Route 5 project. The entire Route 5 widening project extends from the Port of Leonardtown Winery to the College of Southern Maryland. The state is proposing a break out project at this time, which is a smaller portion of that project from the Hospital to the Clark's Rest residential entrance, which is just south of this project. As State Highway moves forward and funds that project, they would go ahead and build the sidewalks and do the widening.

The developers of Clark's Rest are actually doing all of the widening for the whole stretch of the Clark's Rest project on their side of Route 5. They are constructing a portion of it at this point but they are donating the land so that eventually the whole length will be widened through that area. Mr. Davis has already received State Highway approval and knows what improvements he will be required to make for the McIntosh Center entrance, which actually extends past the Ahearn property, and he will go back to State Highway for the entrance to this site after concept approval as part of final site plan approval.

The portion that Marrick is building in front of Clark's Rest will include a left turn lane to get into Clark's Rest and the State Highway breakout project will include a center lane and it will be consistent with the rest of the project, which will eventually go from Clark's Rest down to the Hospital. It is not going to come up this far but there are some improvements that Marrick is actually building as part of their project.

Chairperson Moulds asked about the connection of this project to the McIntosh Center project, as well as the entrance to McIntosh Center. Mr. Kadjeski said the main entrance should be directly across from the Clark's Rest commercial entrance.

Mr. Davis said the new building will contain Urban Bar-B-Que, a restaurant that is already in Annapolis and Bowie. Cole Western, the owner of Ledo Pizza, is affiliated with the group that also started the Urban Bar-B-Que restaurant chain.

Chairperson Moulds asked Mrs. McKay if she knew when State Highway would do the breakout project. Mrs. McKay said she had a meeting with State Highway last week, but that State Highway has many meetings throughout the approval process until it filters up to the top. I believe they are hoping the final design approval will be forthcoming in the next two to three months. A lot of the groundwork, including issues pertaining to the cemetery and also environmental impact, had already been done for the larger project and that work just needed to be updated. I don't know when they will actually start construction; that will depend on funding, but it is moving through their process and they expect to proceed to the next step in the next couple of months. The project is not fully funded for construction, but it is one of their projects they had indicated would move forward with the smaller portion.

Mrs. McKay asked Mr. Davis to talk about how he plans to tie this project in with McIntosh Center. Mr. Davis stated that when they originally considered the McIntosh project they had talked to Mr. Ahearn about purchasing his property and that process ended up taking much longer than expected. Mr. Ahearn was not quite ready to retire so this ended up being a parcel that we purchased separately about two years ago. We do need to get this approval because we have tenants for this project.

Our plan to develop McIntosh Center as a retail site, etc. has gone by the wayside and our intentions now are more focused on apartments. There have been no new apartments built for quite some time – in fact, the last apartments built are on the second floor of the building occupied by State Farm and Balenger Total Fitness.

We have decided to keep the apartments and manage them ourselves. It is our intention to pull that project together this summer. We have some work to do on the site plan and need to select an architect and then get into hard pricing. We plan to take down the Pennies building this summer. We do recognize that it does need to come down.

Mr. Davis received concept approval already for the hotel and retail space, so once they decide for sure what will happen with that site it will come back through the process for changes. This site was a separate parcel and has never received any approvals, so while they will all be integrated together, he needs concept approval for this parcel.

Chairperson Moulds said it is nice to see something being done along there. We have needed improvement in that area for a long time and it is nice that it will be tied in with a lot of the other buildings we have in Town so I think it will be a good asset to the Town.

Chairperson Moulds entertained a motion to approve the concept plan for Case #23-15 – 25805 Washington Street – as submitted. Member Earhart made the motion; seconded by Member Schultz; no further discussion; motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Chairperson Moulds entertained a motion to close the meeting. Member Schultz made the motion; seconded by Member Earhart; no further discussion; motion passed unanimously. The meeting ended at approximately 4:25 p.m.

Respectfully Submitted:

Cindy Williams

Approved:

Jean Moulds, Chairperson

Heather Earhart, Member

Absent
Christy Hollander, Member

Absent
Jack Candela, Member

Laura Schultz, Member