



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
July 18, 2016 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Christy Hollander, Member
Laura Schultz, Member
Jack Candela, Member
Tyler Alt, Alternate Member

Absent: Heather Earhart

Also in attendance were Town Administrator, Laschelle McKay and Town staff members Teri Dimsey, Recording Secretary, and Jada Stuckert, Planning & Zoning Assistant.

Several town residents were also in attendance. A complete list of attendees is on file at the Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of June 20, 2016 meeting were presented for approval.

Member Candela moved to approve the June 20, 2016 minutes as submitted; seconded by Chairperson Moulds. There being no further discussion, the motion passed unanimously.

Chairperson Moulds indicated there would be one addition to the agenda; 2015 Maryland Department of Planning (MDP) Annual Report.

Town Administrator's Report:

Ms. McKay reported on several items from the June Town Council meeting. Passed Ordinance #176 after holding a public hearing, this ordinance allows micro-breweries to the Commercial Business and Commercial Marine Districts and will become effective 20 days from the Council meeting. Approved supporting a Community Parks and Playground Grant for St. Mary's County Government. Municipalities are the only entities allowed to apply so we will be partnering to replace the playground equipment at Miedzinski Park. We are currently requesting \$200K which will be a pass-through straight to St. Mary's County Government. Approved the waiver for parking fees-in-lieu for the PNC building. Supported an application to submit a grant request to the Maryland State Arts Council for a piece of public art. We will be forming a committee to look at potential places to add

another piece of public art. Supported a second grant application for elevator and sprinklers in the 22670 Washington Street, New Town Hall building.

New Business:

Case #37-16 25966 Point Lookout Road – Edwards Farm – Map 133 Parcels 176-393
Request for approval of Boundary Line Adjustment Plat

Owner: Edwards Farm, LLC
Property: Tax Map 133, Parcels 176 & 393 (Formerly Lot 2)
Total Land Area: 81.8 acres
Zoning: Planned Unit Development (PUD-M)

Ms. Stuckert gave an overview of the request for boundary line adjustment plat to combine the parcels (farmstead parcel 176 and lot 2), both of which are owned by Edwards Farm, LLC. This will not result in additional building sites or an increase in density or intensity beyond the current land use shown. Lot 2 was previously subdivided out of the farmstead and the owner now wishes to reincorporate the lot. J. Maguire (Mock) Mattingly indicated if the LLC wishes to sell the property, they can sell as one clean lot.

Chairperson Moulds entertained a motion to approve the boundary line adjustment plat to combine parcels 176 and 393, formerly lot 2. Member Candela made the motion, which was seconded by Member Schultz. There being no further discussion, the motion passed unanimously.

4:15 p.m. Public Hearing:

Case #25-16 Rezoning Request – Executive Inn – 41655 Park Avenue
Request for recommendation to Town Council for rezoning from C-B (Commercial Business) to R-MF (Residential Multi-Family)

Ms. Stuckert indicated the public hearing has been canceled at the request of the applicant’s attorney, Mr. Dan Slade. This agenda item will be rescheduled.

New Business Cont.

Case #38-16 22694 Washington Street – Reynolds Building
Request for approval of Architectural review

Owner: Jim Hiles
Property: Tax Map 133, Parcel 447
Total Land Area: 2,850 sq. ft.
Zoning: Commercial Business (C-B)

Ms. Stuckert gave an overview of the request for architectural review and approval stating Jim Hiles purchased, what is commonly known as the Reynolds Building, in March 2016. The project involves

the renovation of an existing retail pharmacy with existing residential units of the second floor. The existing pharmacy at the ground level will be renovated into Panda Village Ice Cream Shop and the second floor four (4) unit apartments will be converted into two (2) individual apartment units.

Ms. Stuckert indicated the front of the building currently consists of a brick front constructed with burnt clay bricks and a flat roof. A faux gabled roof was added at a later date. The proposed renovations will include a retrofit of existing exterior elevations and will involve new siding, windows, doors and storefront lighting.

Ms. Stuckert referenced the Town of Leonardtown's Downtown Plan, Section 4: Design Guidelines which recommend a certain amount of uniformity when it comes to height, width, setbacks, and proportion of openings, horizontal rhythms, roof form, materials, color, and sidewalk coverings. Ms. Stuckert indicated the recommended design guidelines should not be considered formulas or specific solutions. They represent a flexible recommendation, intended to develop compatibility within the building, its neighbors and the surrounding area. Ms. Stuckert stated the application is currently pending Fire Marshal and Utility review and approval.

Mr. Jim Hiles stated it is his desire to make a positive contribution to the Town of Leonardtown. The only item not shown on the plans is the actual color of the proposed siding. As of now, we are looking at a darker gray color with bright white or black trim. Chairperson Moulds clarified that the brick would be covered by siding. Mr. Hiles stated this is correct.

Member Hollander asked if Mr. Hiles is opposed to keeping the building façade brick, the guidelines seem to be adamant about the uniformity in the area and all the other buildings on the street are brick. Ms. McKay stated the downtown plan does in fact address siding as an alternative, and not every building has to be brick. Ms. Hollander stated the guidelines say brick and stone are encouraged. Ms. McKay stated she does not feel the siding is outside the look and feel of the downtown area and there are other building downtown that are not brick. Ms. Hollander indicated the plan looks very residential compared to the surrounding area.

Chairperson Moulds asked if there is enough sidewalk room to have a few tables outside. Mr. Hiles stated once the ground floor renovation is complete and the windows are replaced there will seem to be more room, I plan to put three or four tables outside. Chairperson Moulds stated she is not opposed to the siding, it is nice to have some variety downtown. Member Hollander stated it looks nice but she does feel some of the building should remain brick simply for conformity purposes.

Chairperson Moulds entertained a motion to approve the Architectural Plan. Member Schultz made the motion, which was seconded by Member Alt. There being no further discussion, the motion passed by a 4-1 vote with Member Hollander opposed.

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 Candela made the motion; seconded by Member Schultz. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:23 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Tyler Alt, Alternate Member

Christy Hollander, Member

Jack Candela, Member

Absent

Heather Earhart, Member