



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 August 15, 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 Mayor, Dan Burris; Town Administrator, Laschelle McKay and Town staff members Teri Dimsey, Recording Secretary; Jada Stuckert, Planning & Zoning Assistant; and Jackie Post, Fiscal Clerk.

George Erichsen, Jim Gotsch, Brian Lowe, Michael Blackwell, Mary Ann Bowman, Mary Lee Russell, Beth Roth, Lori Haris, Dale Taylor, Janet Kellman, Gail Murdock, Margaret Forrest, Rita Holden, Antonio Rebello, Cary Whitman, Harold Siskind, Phil Holzbauer, Carolyn Guy, and Jim Hanley. Sign-in sheets for this meeting are on file at the Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of July 18, 2016 meeting were presented for approval.

Member Candela moved to approve the July 18, 2016 minutes as amended to include the discussion on the Maryland Department of Planning Annual Report; seconded by member Hollander. There being no further discussion, the motion passed unanimously.

Town Administrator's Report:

Ms. McKay gave an overview of the August 8th Town Council meeting including a presentation from the Economic Development Director from St. Mary's County regarding public art, they approved the MDP Annual Report, they approved a letter of support for Jessie's Kitchen liquor license which is located in the Washington Street Retail Complex, and they heard the Leonardtown Library/Garvey Senior Center request where the Town Council determined that the Library was not a significant change to the 2012 Annexation Agreement and voted to move the project on to the Planning & Zoning process.

New Business:

Case #41-16 41680 Courthouse Drive & 41675 Park Avenue
Request for approval of Boundary Line Adjustment Plat

Owner: Leonardtown Enterprises, LLC
Applicant: Little Silences Rest
Property: Tax Map 133, Parcels 410 & 424
Total Land Area: 26,232 sq. ft.
Zoning: Commercial Business (CB)

Ms. Stuckert gave an overview of the request for a boundary line adjustment plat to extend the existing parcel 410 by 2,145 square feet to be used for additional parking behind the building. This adjustment will not result in additional building sites or increase density or intensity beyond the current land use shown. A 25' shared access easement is shown to access all three (3) parcels owned by Leonardtown Enterprises, LLC. Ms. McKay indicated all three properties are owned by the same Leonardtown Enterprises LLC. Where the Hanger building is currently, they will be extending the back property to include some parking for that building and the 25' shared access will allow access to all three parcels.

Chairperson Moulds entertained a motion to approve the Boundary Line Adjustment Plat to extend the existing parcel 410 by 2,145 square feet for additional parking. Member Hollander made the motion, which was seconded by Member Candela. There being no further discussion, the motion passed by a 5-0 vote.

Case #42-16 Leonardtown Library & Senior Activity Center
Request for Concept Site Plan Approval

Owner: Board of County Commissioners for St. Mary's County Maryland
Engineer: Jim Gotsch, Soltesz Engineering
Property: Tax Map 32, Parcel 339
Total Land Area: 141.62 acres (Entire Parcel)
Zoning: Institutional Office (IO)

Ms. Stuckert gave an overview of the request for Concept Site Plan approval for the 48,125 square foot Leonardtown Library and Garvey Senior Activity Center. The development is proposed to be located on the Educational and Recreation Campus portion of the Hayden Farm which was annexed into town in 2012. The architectural renderings in your packages are for comments only at this time because the architectural approval comes during the Final Site Plan phase.

The proposed shared use building is one story with two brick colors. The applicant is looking for a building that will establish a presence due to the location which is set back off the main road. This is an opportunity to comment on the rendering prior to the architect finalizing the design. To date, the applicant has conceptually looked at water, sewer, and traffic however, these items will be more closely examined during the next step of the approval process. Concept site plans for stormwater management and soil conservation were sent on June 30, 2016 and DPW approval was received on August 2, 2016.

Mr. Erichsen indicated this is not the typical concept plan as everyone seems more focused on the architectural renderings. Included in the members' packages are letters of support which are the result of a complicated effort of several groups over a two year period. The groups involved include the St. Mary's County Commissioners, Board of Education, Office on Aging and Human Services, Garvey Senior Center Activity Council, Library Board of Trustees, Library Director.

The Board of Education currently has Duke Elementary School to the left side of the property and would like to build a Middle School to the rear of the property, athletic fields should be located to the back and central portions of the property, and in accordance with Leonardtown's Comprehensive Plan the upper right hand portion of the property will include the library/senior center.

The Garvey Senior Center was originally built in 1954 which is currently 8,500 sq. ft. and the proposal increases this size to over 18,000 sq. ft. The Library was also built in 1954 and is currently 19,500 sq. ft. and is proposed to increase to over 30,000 sq. ft. Both the library and senior center have undergone sizing and use studies to better gain perspective on how each use should be utilized.

There are several ideas as to how to use the existing buildings once the new Library/Senior Center is built. At this point the Sheriff's Office is in need of additional space as well as keeping the Garvey Center staff in the existing building and additional storage space for the Library.

Jim Gotsch explained a map of the Hayden property and the topography. The property is owned by the Commissioners of St. Mary's County and is shared with the Board of Education and St. Mary's County Recreation and Parks. Mr. Erichsen explained the Board of Education is required by the State to have property in fee simple in order to obtaining funding from the State to build a school. Mr. Gotsch indicated the proposed project will have ADA accessibility and all utilities are already on the site, they just need to be extended to the building.

We have looked at preliminary traffic and currently there would be no required improvements for Route 245. There is a pump station in Leonard's Grant that was designed for the ultimate capacity for all uses. Archeology has already been done on this site and this area of the site is clear and good to go. The Library as it sits has a future expansion plan for 45,000 sq. ft. and the Senior Center could be expanded to 25,000 sq. ft. When we looked at parking, we tried to make sure we have enough parking for the entire site and its future expansion.

The site will have to follow the new stormwater management ordinance and practices therefore you will see swales and bio-retention facilities throughout the entire site. We currently show 14 bio-retention areas and 3 bio-swales. The site has 22 feet of grade so we have a little cut on one side and fill on the other side. On Leonard's Grant Parkway there is a small swale with a culvert under the road which is already designed for the ultimate development. There are two different wetlands on the property however we will not be interfering with the wetlands. We do currently have Department of Public Works and Soil Conservation approvals.

Mr. Erichsen explained the recreational areas outside the building including a pickle ball court and access to and from those areas. The zoning ordinance requires 120 parking spaces and we have met this requirement as well as provided an additional 60 spaces. Some of the amenities within the senior center include club and lounge areas, quiet rooms, strength training, aerobic, yoga and exercise, reading room, commercial kitchen, internet/computer learning areas, multi-purpose rooms, and a dining room. The library will include separated teen, youth and children areas, and computer use areas.

We wanted to make sure the users have an indoor and an outdoor experience. All views from inside the building are to the green spaces outside. The rear of the building does not have the typical loading dock atmosphere; these docks have been located on the side of the building to keep the curb appeal. We chose 1 story to be able to maximize square footage in the building. The main entrance of the building is directly in the center of the building, the roofing is not flat and the large pitched roof on the library side creates a plaza outside for people to gather.

Member Candela asked if a covered entrance way could be incorporated for users to be protected from the weather when being picked up or dropped off. Mr. Erichsen indicated a porta-share was discussed at length and ultimately decided against. The site does provide for a canopy to be extended to the drop off point.

A member of the public asked if any thought has gone into the heating system indicating this has been an issue in the current building(s). Mr. Erichsen indicated the building will have two separate heating and A/C commercial units to help regulate temperature. Although the building will not have a LEED certification there are other environmentally friendly technology being used in the building.

Member Schultz asked if an event is being held and the parking lot is full, what is the furthest someone will have to walk to get to the entrance. Mr. Erichsen explained that they located the parking areas as close to the building as possible, so the maximum distance a user would have to walk would be approximately 200 feet. Mr. Robello indicated the parking lot was designed to be visually minimized yet still accessible to disabled users.

Member Candela indicated the building looks more modern rather than traditional. Duke Elementary is all brick and this building is only half brick and mostly metal and glass. Is this really in keeping with the historical aspect of Leonardtown? Mr. Erichsen indicated the left hand side it is grey brick, not glass, and the right hand side is the traditional red brick. This building will be in keeping with the buildings that are currently located at the governmental center. Trying to blend traditional and modern is tough to do but we plan to keep a neutral balance. We did play with the window sizes and in some cases the building looked more institutional. Mr. Robello stated this project symbolizes the past, present, and future of Leonardtown. We have looked at the materials and kept the building at 75% brick however we changed the colors of the brick. This plan incorporates three colors of brick and various window sizes to help accentuate the building.

Mr. Candela asked about solar panels. Mr. Erichsen indicated solar panels are not being proposed for this building at this point in time. We will be using more interior environmental technology. Member Hollander asked if there is any way to add some more trees to the parking lot. Mr. Erichsen stated we tried to break-up the parking lot as much as possible. The environmental site design regulations ask that the stormwater management be placed as close to pervious surface as possible. Unless we widen the areas to place trees outside the bio-retention areas it makes it more complicated. Member Hollander stated it would look nice with more trees. Mr. Erichsen stated we will be using more developed trees so they look like they have been there for a while rather than just being planted. Mr. Robello indicated the landscape designer has several ideas to help enhance the area through appropriate plantings.

Member Alt stated when he first viewed the plan he mistook the entrance of the building for a side door. Is there any way the main entrance can be made to draw the user's attention to it? Mr. Robello indicated the building is situated so that the entrance is the main focal point, the plaza will actually be off to the side. Mr. Erichsen stated the entrance will become more prominent when the awning is placed on the plan.

Member Hollander asked if any thought was given to use the same color brick for the entire building to make it more in keeping with the elementary school. Mr. Erichsen indicated the colors are different but only by a shade or two. Mr. Robello stated you will still get the red brick and any changes in façade will be shared with the Town as they come forward.

Chairperson Moulds entertained a motion to approve the Concept Site Plan. Member Schultz made the motion, which was seconded by Member Candela. There being no further discussion, the motion passed by a 5-0 vote.

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 5:40 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