



# 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 *September 19, 2016 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Heather Earhart, Member  
Laura Schultz, Member  
Jack Candela, Member  
Tyler Alt, Alternate Member

Absent: Christy Hollander

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

Other persons present were Marvin Oursler of Marrick Properties, Jim Gotsch of Soltesz, John Edwards and Rodney Gertz of Quality Built Homes, Brian Biddle of Lenhart Traffic Consulting. Residents present were Gunnar Eskeland, Dr. Luke, and Jeff Brown. 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 August 15, 2016 meeting were presented for approval.

**Member Candela moved to approve the August 15, 2016 minutes as presented; seconded by member Schultz. There being no further discussion, the motion passed unanimously.**

### **Town Administrator's Report:**

Ms. McKay gave an overview of the September 12<sup>th</sup> Town Council meeting indicating the Council heard the Concept Plan introduction for Meadows at Town Run where the Council referred the case to Planning & Zoning Commission. Resolution 4-16 in support of the Main Street Affiliate Application was passed. The Town will be applying for the affiliate program which is a stepping stone in becoming a full designated Main Street. A temporary license agreement was approved for Cedar Lane Court. There is a section of parking that Cedar Lane currently utilizes and will now be leased to them on a temporary basis. The Council also authorized the purchase of a new town vehicle which was budgeted for in the current budget. An update was also provided regarding the gazebo at the wharf which has been delivered and installed. A meeting was held with DNR regarding the slips at the wharf which is moving forward.

**New Business:**

**Case #14-05 Clark's Rest Architectural Plans**  
Request for neo-traditional design approval

Owner: Calvert, LLC  
Contractor: Marrick Properties, Inc.  
Engineer: Collinson, Oliff & Associates, Inc.  
Property: Tax Map 127, Parcel 514  
Total Land Area: 177.3 acres  
Zoning: PUD-M

Ms. Stuckert gave an overview of the request for neo-traditional design approval stating Clark's Rest Subdivision received final site plan approval in March 2012 to build 205 single family detached homes and 130 townhomes, for a total of 335 units on 177.3 acres. Marrick received approval in September 2013 for amended home elevations.

At this time Marrick Properties would like to introduce four (4) neo-traditional house design plans for Planning & Zoning approval. Mr. Marvin Oursler indicated the neo-traditional phase two is being started now. In phase two, as the streets run parallel to the topography the houses will have to be stepped. On one street you will have garages in the back of the house and on the next street you will have the garage in the front of the house. This also creates the need for the four different designs. Mr. Oursler presented the Chaptico, Lexington, Elizabeth, and Wicomico designs.

Ms. McKay indicated the Planning Commission has previously seen the plans for what is currently being built in Phase 1, in Phase 2 half of the homes will be rear load. Chairperson Moulds asked if this section will have alleys behind them. Mr. Oursler stated yes, there would be alley's behind each home. Member Schultz asked if the thin front posts were being used in this phase. Mr. Oursler indicated most of the posts are double posts and there are several different types being installed on these homes. Member Earhart asked if parking would be provided in the front of the homes as well as the back. Mr. Oursler stated they will be rear load garages with street parking in the front.

**Chairperson Moulds entertained a motion. Member Earhart made a motion to approve the neo-traditional home elevations and Member Schultz seconded. There being no further discussion, the motion passed by a 5-0 vote.**

**Case #92-07 Dr. Luke Office Building Expansion**  
Request for Final Site Plan re-approval

Owner: Thachara, LLC  
Engineer: Mehaffey & Associates, PC  
Contractor: W.M. Davis, Inc.  
Location: 26220 Point Lookout Road  
Zoning: Commercial Business

Ms. Stuckert gave an overview of the request for final site plan re-approval stating the project received its original final site plan approval in October 2008. No work has been started on the proposed site and the applicant has received two (2) re-approvals from the Commission in the past. One on October 15, 2012 and the other on October 20, 2014. Final site plan approvals are good for two years and the

current approval is set to expire on October 20, 2016. The applicant is requesting re-approval of the final site plan.

New Soil Conservation approvals were obtained on September 7, 2016. Because this project received its original final site plan approval before May 4, 2013, the Stormwater Administrative Waiver remains in effect until May 4, 2017. If the approved stormwater management devices are not installed and inspected prior to May 4, 2017 stormwater management will have to be re-designed to the new standards and re-submitted to all applicable agencies for their review and approval.

Ms. McKay stated there are no changes to the site plan, this is simply to renew the approval that was originally granted.

**Chairperson Moulds entertained a motion. Member Schultz made a motion to approve the request for final site plan re-approval and Member Candela seconded. There being no further discussion, the motion passed by a 5-0 vote.**

**Case #100-15 Meadows at Town Run – Wathen Farm**  
Request for Concept Plan recommendation.

Owner:	Quality Built Homes
Engineer:	Soltesz
Property:	23464 Hollywood Road; Tax Map 32, Parcel 175
Total Land Area:	73.2
Zoning:	PUD-M

Ms. Stuckert gave an overview of the request for concept site plan approval stating the subject property is located on the east side of MD Route 245, in close proximity to its intersection with Leonard’s Grant Parkway and is better known as the Wathen Farm. The southern boundary of the Property adjoins the Town of Leonardtown municipal limits. The farm was annexed into the town in August 2015. Per Section 3.4 of the annexation agreement the Town Council has already allocated the required 108 EDU’s. Town Staff held a pre-application meeting with the owner on July 8, 2016.

The applicant is proposing a 107 lot single family traditional style subdivision with 25’ front, 6’ side, and 20’ rear setbacks to be completed in two (2) phases. The site is fairly flat in the western and central portions of the site then slopes down sharply to a stream valley and floodplain area along the eastern boundary. The majority of the steep slopes on the site occur adjacent to the stream channel. A low-lying area associated with a wetlands system is present in the south-central portion of the site.

Currently there are seven single family residential lots along the east side of MD 245 that prevent the ability to directly align the subdivision access road with Leonard’s Grant Parkway. As a result, the access road is proposed to be approximately 250 to 300 feet north of the centerline of Leonard’s Grant Parkway. Connecting roads “C” and “E” have been stubbed for future connection to the Wilkerson and Russell farms. Sidewalks have not been incorporated on roads “B”, “D”, “F”, and “G” due to the incorporation of bio-swales which are required to meet the new stormwater management regulations.

The applicant has preliminarily looked at off-site sewer, traffic, forest conservation, and stormwater management practices. Applicant has submitted to the Department of Public Works, Soil

Conservation and State Highway in June 2016 and the Department of Natural Resources in September 2015. To date comments have been received by Public Works and Department of Natural Resources. The Leonardtown Volunteer Fire Chief approved the concept plan in July 2016.

Mr. Rodney Gertz gave an overview of the project stating it is 108 single-family homes that will keep the feel of the neighboring Leonard's Grant subdivision. Mr. Gertz provided materials showing pictorial views of the proposed Meadows at Town Run, including the entrance, bio-retention areas, and sidewalks. The entrance will resemble the Leonard's Grant entrance with a long vista type entrance with brick columned signage. We have extended two of the roads to potentially connect to the Russell and Wilkerson farms in the future at the Town's request. The connection to the Wilkerson farm would have to cross wetlands so the approval would have to come from the State. I mention the two connections because they helped form the design of this subdivision.

According to the new stormwater management regulations you have to collect stormwater on the lot itself and recharge right at the source rather than utilizing stormwater management ponds. Mr. Gertz provided an illustration showing where the bio-retention areas would be located throughout the subdivision. Sidewalks have been provided on the main streets however could not be incorporated into the side streets, which is similar to Phase 5 of Leonard's Grant. The bio-retention areas ultimately become the responsibility of the homeowner written by the homeowners association.

The traditional designs that we have incorporate several corner traditional double front homes. Stone and cedar shakes will be used and the larger columns will be 10" posts or larger. There will be a recreation area containing a gazebo, playground, and sports field. There is a natural pond on the property. The idea is that if and when the subdivision is connected to the Wilkerson farm there would be a larger, shared recreational area with a pool and clubhouse.

Member Schultz indicated that these are two separate developments. Mr. Gertz agreed stating these are two separate developments and at this point the Wilkerson farm is just a thought. Member Candela asked if the property abuts the Russell farm as well. Mr. Gertz agreed and showed the location of the connection. At this point there are no plans for the Russell farm. Ms. McKay indicated that as part of the annexation agreement Quality Built donated a water tower and well site on the Wilkerson farm. The Town is currently working on the study to see at what point we need the new water tower and well and how it will be incorporated with these plans.

Mr. Gertz indicated that QBH realized the entrance location is less than ideal however we did not want to displace two of the existing seven homeowners along Hollywood Road. The entrance has been looked at diligently and discussed with State Highway at length. The completed studies did not warrant a traffic light and with State Highway traffic lights must be warranted. Member Schultz stated her concern for the decel lanes. Mr. Brian Biddle stated State Highway has come back with comments regarding the intersection and we will continue to work with them to make this as safe as possible. The traffic studies that have been done follow all the requirements of State Highway and the Town. We will be working with Jim Gotsch from Soltez to design the intersection to the safest standard. Ms. McKay stated the SMECO Expansion, Library, Senior Center and Meadows at Town Run are all being looked at in unison to make the area as safe as possible.

Ms. McKay indicated if the Planning Commission sends a favorable recommendation to Town Council, they will hold a public hearing on the Concept Plan at their October meeting.

**Chairperson Moulds entertained a motion. Member Earhart made a motion to favorably recommend the concept site plan to Town Council and Member Alt seconded. 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 4:50 p.m.**

Respectfully submitted:

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Jada Stuckert, Planning & Zoning Assistant

Approved:

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Jean Moulds, Chairperson

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Laura Schultz, Member

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Tyler Alt, Alternate Member

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Heather Earhart, Member

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Jack Candela, Member

*Absent*

Christy Hollander, Member