



# 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**  
*March 20, 2017 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Heather Earhart, Member  
Laura Schultz, Member  
Christy Hollander, Member  
Jack Candela, Member

Tyler Alt, Alternate Member

Also in attendance were Mayor Dan Burris and Town staff members Laschelle McKay, Town Administrator; Teri Dimsey, Recording Secretary; Maria Fleming, Events Coordinator; and Jada Stuckert, Planning & Zoning Assistant.

Other persons present were Billy Mehaffey, Mehaffey and Associates; Casey Smith, Hord | Copland | Macht; Mary Joy Hurlburt, St. Mary's Ryken; Anna and Gavin O'Connell and Colleen and Jeffery Martines of BSA Troop 1846. 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 January 17, 2017 meeting were presented for approval.

**Member Hollander moved to approve the January 17, 2017 minutes as presented; seconded by member Earhart. There being no further discussion, the motion passed by a 4-0-1 vote with Member Candela abstaining. NOTE: Member Candela was not present at the January meeting.**

**Town Administrator's Report:**

Mrs. McKay gave overviews of the Town Council meetings since January. In January the Council heard a presentation from GHD in regard to the ENR Upgrade at the Wastewater Treatment Plant. We are nearing completion of the project and have remained very close to the planned budget.

In February the Council heard a presentation from LGIT in regards to a grant received for training. They approved Resolution #1-17 in regard to Economic Development Revenue Bond Financing for St. Mary's Ryken and #2-17 in regard to Post Issuance Tax Compliance Procedures for Conduit Tax

Exempt Obligations. The Council awarded the engineering contract for the slips/pier at the wharf and approved an amendment to a sewer easement for TSG Leonardtown LLC.

In March the Council approved Resolution #3-17 in regard to the removal of a right-of-way easement at Breton Village Court and awarded the contract for the 2017 event portable toilets.

**New Business:**

**Case No. 49-16      Ryken Athletic Facility, 22600 Camp Calvert Road**  
Request for Final Site Plan and Architectural approval.

Owner:                    St. Mary's Ryken, Inc.  
Engineer:                Mehaffey & Associates, PC  
Architect:               Hord | Copland | Macht  
Property:                Tax Map 41, Parcel 7  
Land Area:              105.339 acres (entire property)  
Zoning:                  L-IO

St. Mary's Ryken High School received concept plan approval for a 26,000 square foot athletic complex on November 21, 2016. Nothing's changed on the architecturals and little on the site plan since that meeting. The athletic complex will include an entrance lobby, performance court, retractable bleachers, conference room, spirit store, concession stand, locker rooms, wrestling room, storage, and a stage. Ryken currently meets the parking regulations with the outdoor facility therefore no additional parking is proposed and events will not be held at the same time.

The property at Ryken contains Critical Areas however, no development will take place in those areas. Seventeen hundred fifty (1,750) square feet of an existing Forest Conservation Easement will need to be abandoned and relocated to a separate portion of the property to accommodate new stormwater management facilities.

The final site plan is pending review from the Department of Public Works, Soil Conservation, and the Fire Marshal. Initial comments were received from the Fire Marshal on March 16<sup>th</sup>. Any approval granted today will be conditioned upon the project receiving final approvals from these agencies. There are just a few comments still pending. Items included in the members packages are 1) Final Site Plan dated 2/23/17; 2) PowerPoint Presentation dated 3/20/17; and 3) P&Z Meeting Minutes dated 11/21/16.

Casey Smith of Hord | Copland | Macht gave a brief PowerPoint Presentation and explained the scope of the project as well as the architecturals. Member Schultz asked about the movement of the Forest Conservation Easement. Mr. Mehaffey indicated he is still in the process of moving the easement, this was delayed due to a specimen tree in the proposed stormwater management area. Mehaffey indicated he was able to work with Town Staff to obtain a waiver for the specimen tree therefore the project is back on track.

Member Earhart asked about the LEED Certification. Mr. Casey Smith indicated the new stormwater management facility will help in obtaining the LEED Certification. Smith stated Ryken is hoping to receive a Silver, or better, LEED Certification.

Mr. Mehaffey indicated initial comments have been received by DPW, SCD, Fire Marshal and the Town's Utility division. Mehaffey has revised the plans based on their comments and plans to resubmit today.

*Chairperson Moulds entertained a motion. Member Earhart made a motion to approve case #49-16 Ryken Athletic Complex final site and architectural plans pending approval from the Department of Public Works, Soil Conservation, Forest Conservation Easement Revision, and the Fire Marshal and Member Candela seconded. The motion passed by a 5-0 vote.*

**Other Business:**

None

**Review of Monthly In-House Permits** – No comments

**Chairperson Moulds entertained a motion to adjourn 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 4:25 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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Christy Hollander, Member

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Heather Earhart, Member

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Jack Candela, Member