



Commissioners of Leonardtown

22670 Washington Street
P. O. Box 1, Leonardtown, Maryland 20650

301-475-9791 • FAX 301-475-5350
leonardtown.somd.com

DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
June 19, 2017 ~ 4:00 p.m.

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

Absent: Jean Moulds, President

Also in attendance were Town staff members Laschelle McKay, Town Administrator; and Teri Dimsey, Recording Secretary.

Other persons present were Gary Whipple of DPW, Antonio Robello and Gary Mackey of Grimm & Parker, Jim Gotsch of Soltesz Engineering, Michael Blackwell of the Library Board, Lorie Harris of the Department of Aging, Mike Lenhart, Traffic Analyst, and Billy Mehaffey of Mehaffey & Associates. Sign-in sheets for this meeting are on file at the Town Office.

Member Candela called the meeting to order at 4:00 p.m. The minutes of May 15, 2017 meeting were presented for approval.

Member Schultz moved to approve the May 15, 2017 minutes as presented; seconded by member Hollander. There being no further discussion, the motion passed by a 4-0 vote.

Town Administrator's Report:

Mrs. McKay gave overviews of the May and June Town Council meetings.

Old Business:

Case No. 42-16 **Leonardtown Library/Senior Center, 23630 Hayden Farm Lane**
Request for Final Site Plan and Architectural Approval

Applicant: The Board of County Commissioners for St. Mary's County Maryland
Engineer: Jim Gotsch, Soltesz Engineering
Property: Tax Map 32, Parcel 339
Land Area: 141.62 acres (Entire Parcel)

Zoning:

Institutional Office (IO)

Ms. McKay presented the staff report indicating the proposed Leonardtown Library and Garvey Senior Center is located on the Educational and Recreation Campus (Hayden Farm) which was annexed into town in 2012. Per the annexation agreement, the property is being used for an elementary school, a middle school, and an early childhood center with the balance to be a public park. Duke Elementary School is existing and the future middle school is currently proposed however the early childhood center has since been replaced with the proposed library/senior center.

The applicant is requesting final site plan approval for a 48,125 square foot shared use library and senior center. The project received concept plan approval at the August 2016 meeting. The proposed shared use building is one story with two brick colors. The applicant designed the building to establish a presence due to the location which is off the main road.

The project has received water and sewer and fire department approval. Agencies with pending approvals include DPW, SCD and the State Fire Marshal.

Mr. Whipple indicated this has been a collaborative effort which many different agencies as well as the community was solicited for input. Mr. Robello gave an overview of the site to include a 3D computer generated model based on the final construction drawings as well as samples of the materials selected.

Member Earhart asked if the sidewalks would continue throughout the campus. Ms. McKay indicated the State sidewalk project on Hollywood Road would continue all the way to Leonard's Grant Parkway. Member Earhart asked if there would be a crosswalk included. Mr. McKay indicated this decision would have to be made by the State Highway Administration as Hollywood Road is a state road. Member Earhart asked if the building would be LEED certified. Mr. Whipple indicated it would not be LEED certified however there will be many low energy, environmentally friendly systems in the building. Member Earhart asked if the book drop-off lane could accommodate two cars. Mr. Robello indicated it could.

Member Schultz asked about a traffic light being installed on Hollywood Road and Leonard's Grant Parkway. Mr. Lenhart indicated a traffic study was completed and found that the road will function at a level A which does not warrant a traffic light. Ms. McKay indicated this would again be a decision made by the State Highway Administration. Member Schultz asked what precautions would be taken to ensure traffic safety at this intersection. Mr. Gotsch indicated the latest from SHA is to leave the southbound lane the same and to make the northbound lane a center turn lane. Ms. McKay indicated Mr. Lenhart has completed the traffic studies for each of the proposed developments in the area, i.e. Leonard's Grant, Library/Senior Center, and Meadows at Town Run. The reconfiguration of this stretch of road will not be completed until the Meadows at Town Run development begins construction.

Member Candela entertained a motion. Member Schultz made a motion to approve case #42-16 Leonardtown Library and Garvey Senior Center final site plan and architectural pending approvals from DPW, SCD, and the State Fire Marshal and Member Hollander seconded. The motion passed by a 4-0 vote.

Case No. 92-07

**Dr. Luke Office Building Expansion, 26220 Point Lookout Rd.
Request for Revision to Final Site Plan Re-Approval**

Owner: Thachara, LLC
Engineer: Mehaffey & Associates PC
Contractor: W.M. Davis, Inc.
Zoning: Commercial Business (C-B)

Ms. McKay presented the staff report indicating the original project received its final site plan approval on October 27, 2008 for a 6,369 square foot addition to the existing 1,880 square foot medical building for a total of 8,249 square feet. With no work being started on the site, the applicant received three (3) re-approvals from the Commission; one in October 2012, the second in October 2014, and the third in September of 2016.

The applicant is requesting a revision to the final site plan approval dated October 2008. The applicant wishes to divide the project into two (2) phases. Phase one (1) will include constructing a new 4,604 square foot building on the northwest side of the existing building. Fire Code requires that the new Phase one (1) building be separated from the existing building by ten (10) feet.

Phase two (2) will include the demolition of the existing 1,880 square foot building and construction of a new 3,760 square foot building. During Phase two (2), the Phase one (1) building will be connected to the newly constructed Phase two (2) building. The new square footage for both buildings will be 8,364 square feet which is 115 square feet more than the October 27, 2008 approval. The connection of the two buildings into one, accounts for the additional 115 square feet.

Because the project received its original final site plan approval before May 4, 2013, a Stormwater Administrative Waiver was granted. The Stormwater Administrative Waiver expired May 4, 2017 therefore the proposed stormwater management has been re-designed to meet the new stormwater management guidelines.

To date, no agency approvals have been obtained and all applicable agency approvals shall be obtained prior to the issuance of a building permit.

Mr. Mehaffey gave an overview of the elevations of the project indicating there would be two suites in the final project. Member Candela asked the purpose of the tower. Mr. Mehaffey indicated this tower will allow natural light to flow throughout the entire building. Member Hollander asked if the building would be brick or stone. Mehaffey indicated the finished product would be a mix of both materials. Member Schultz asked about the parking. Ms. McKay indicated the parking would remain the same as the original plan.

Member Candela entertained a motion. Member Earhart made a motion to approve case #92-07 Dr. Luke Office Building Expansion, I move to approve the final site plan pending all applicable agency approvals and Member Schultz seconded. The motion passed by a 4-0 vote.

Other Business:

None

Review of Monthly In-House Permits – No comments

Member Candela entertained a motion to adjourn the meeting. Member Earhart made the motion; seconded by Member Hollander. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:50 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

ABSENT
Jean Moulds, Chairperson

Laura Schultz, Member

Christy Hollander, Member

Heather Earhart, Member

Jack Candela, Member