



Commissioners of Leonardtown

41660 Courthouse Drive
P. O. Box 1, Leonardtown, Maryland 20650

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

J. HARRY NORRIS
Mayor

LASCHELLE E. MILLER
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
February 17, 2009 ~ 4:00 p.m.

Attendees: Frank Fearn, Vice Chair
Heather Earhart, Member
Glen Mattingly, Member
Jack Candela, Member

Absent: Jean Moulds, Chairperson

Also in attendance were: Laschelle Miller, Town Administrator; DeAnn Adler, Plans Reviewer; Teri Dimsey, Recording Secretary and Jackie Post, Fiscal Clerk; A complete list is available on file at the Leonardtown Town Office.

Vice-Chair Fearn called the meeting to order at 4:03 p.m.

The meeting minutes for the January 20, 2009 Planning and Zoning Commission meeting were presented for approval.

Member Mattingly moved to approve the January 20, 2009 minutes; Member Earhart seconded, no further discussion, motion passed unanimously.

Town Administrator Report

Ms. Miller reported that at the Town Council meeting, they approved ordinance #142 which was adding an alternate to the P & Z board and the BOA board.

Town Council issued a letter of support for a liquor license for Quality Street Catering.

Town Council was introduced to ordinance #143 which is for property acquisition for public benefit and revitalization. This would be used for some private properties located at the Leonardtown Wharf.

Town Council awarded the contract for a consultant to help with the Comprehensive Plan update to URS Corporation and Tony Redman.

Winery Update: Town Council approved the lease between the co-op and the Town. Town Council also approved the process for awarding construction and purchasing the equipment for the winery.

Town Council awarded the contract for a back-up generator using money from homeland security.

Town Council was given an update on the water meter project. Eventually all homes in Leonardtown will have water meters.

OLD BUSINESS

Case # 17-08 Ryken High School – Request for final plan approval for an addition to existing athletic facility and restroom renovations.

Mr. Mike Mummaugh, on behalf of Ryken High School, is requesting a building permit to construct a small building as part of the overall renovation project of portions of the school. The school has not received all of their final approvals from the various agencies yet, but is close, and would like to get started on this small portion of the project over the Easter school break.

The portion they would like to build is approximately 1,333 square feet and will be attached to an existing building. This new area would house an office space and home team assembly room and locker room. The required number of restrooms (as per the 9/15/08 P & Z meeting) have been provided. This is coming before you today only because they have not yet received final concept approval from this board yet, pending final sign-offs from DPW, state highway and other regulatory agencies. Ryken anticipates receiving those fairly soon.

Mary Joy Hurlbert and Mike Mummaugh were present to answer questions.

Concept approval has been granted for this project and the next step will be to come back before this board for final site plan approval. The approvals they are waiting for include SWM management for the entire site and Critical Areas Commission approval. This portion of the project lies outside the Critical Area boundary. Town Council has also given them a 6 month extension for installing the water meter for the school. This portion of the project will all be included in the calculations of the impervious area and SWM plan.

Action Needed Today: The applicant is requesting permission to obtain site plan approval, for this addition only, at this time. The Planning and Zoning Commission can approve, approve with conditions, deny or delay decision.

Member Mattingly made a motion to approve this request to construct a small building as part of the overall renovation project of portions of the school. Member Fearn seconded, motion passed unanimously.

NEW BUSINESS

Public Hearing for Case #110-08 at 4:10 p.m. - Request for P.I.R.D. Designation

A motion was made by Member Earhart to close the regular meeting, seconded by Member Candela, and the public hearing was opened.

Owner: James and Rosalie Hooper
Location: 22840 Lawrence Ave.
Current Zoning: R-MF
Architect: Healy Studio

This property consists of an existing, older two-story frame house with three apartments in it and an outdoor shed. The property is approximately 0.28 acres on Lawrence Ave. near the rescue squad building, but across the street. The applicant is requesting a P.I.R.D. designation to replace this somewhat dilapidated house with a new three story building with six apartment units in it. (Note: The house next door, on the left, is only slightly shorter than this new proposed building). These apartments would be marketed to provide affordable housing for local nurses and teachers. The house itself is designed to look like a large single family residence, to blend in with the other houses on the street, with the entrance to the apartments hidden on the side and a large front porch across the front. The parking for the apartments would all be located to the rear of the property and hidden behind the house. The new site plan would bring the building within 10' of Lawrence Avenue in the front; this would be in keeping with the houses on either side of this property which are about 15' and 20' from Lawrence Avenue. The required number of parking spaces have been provided.

The public hearing for this request is being held today. The property was posted, certified letters sent to the surrounding neighbors and the public hearing was advertised in a local newspaper as required by Town code.

Ms. Anne Hooper and Ms. Angela Healy were present to answer any questions and make a presentation to the board.

Member Candela asked Ms. Hooper to clarify the setbacks from Lawrence Avenue. Ms. Hooper stated that the new building will be 10' from the property line and the sidewalk and approximately 15' from the road. The front porch on our new building is actually farther back than the front porch of the house next door (to the left, the Schrader house).

Member Candela asked Ms. Hooper why she needed PIRD designation. Ms. Hooper answered that it was because they were increasing the density above what would be allowed under multi-family zoning and to decrease the side setback to 5 feet from the required 10 foot setback.

Ms. Hooper offered to verify the front setback of the Schrader house next door. She confirmed that her project will not be farther forward than the Schrader house and possibly will be back just a little farther.

Member Fearn asked about parking space number 12. He asked that it be deleted to make more room for the dumpster to be accessed by the garbage trucks and more adequate screening. That way it can be farther away from the back neighbor's property.

Member Fearn asked if the air conditioning units could be moved from the side to the rear of the building. Ms. Hooper said they could explore that further.

Member Mattingly asked about back up space for the end parking spaces, is it adequate? Ms. Healy replied that it was and was a typical back up configuration. Member Mattingly asked if it was possible to make them 9' x 20' instead of 9' x 18'. Ms. Healy said she would explore that option.

Member Mattingly stated that he would like to have seen a fuller analysis of the site including both sides of the street. Member Mattingly stated that the Schrader house was the exception on that street and most of the other houses are set back further on the street. Ms. Healy explained her reasons why she put the entrance on the side of the building instead of the front. Ms. Healy stated that the side decking, any part that would be visible, would be the white vinyl and the underlying structure would be pressure treated lumber.

There were no public comments.

Member Candela made a motion to close the public hearing, Member Mattingly seconded, motion passed.

Action Needed Today: Applicant is seeking a P.I.R.D. zoning designation. A recommendation to Town Council is needed, either for or against. A public hearing will also be held at the March 9, 2009 Town Council meeting.

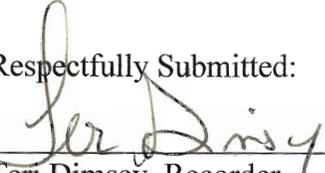
Member Earhart made a motion to send a favorable recommendation to Town Council for a PIRD designation for this project. Member Candela seconded, adding the proviso that the new project not be any closer to Lawrence Avenue than the Schrader house next door. Motion passed unanimously.

Ms. Adler asked if there were any comments or questions regarding the In-house Monthly Permits or the Town Council meeting minutes. There were none.

Member Mattingly made a comment that he did not feel that the applicant for Case# 110-08 prepared an adequate analysis and that the Town should have required them to provide more information. Ms. Miller stated that we could look at changing that.

Member Candela moved to adjourn the meeting at 4:40 p.m., seconded by Member Mattingly, no further discussion, motion passed unanimously.

Respectfully Submitted:


Teri Dimsey, Recorder

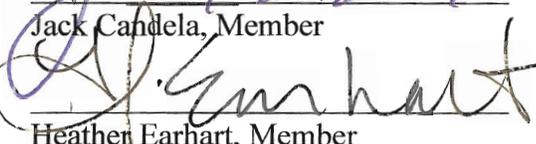
Approved:

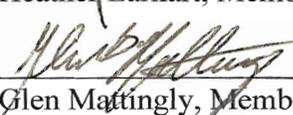
Absent

Jean Moulds, Chairperson


Frank Fearn, Vice Chair


Jack Candela, Member


Heather Earhart, Member


Glen Mattingly, Member