



J. HARRY NORRIS  
Mayor

# Commissioners of Leonardtown

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LASHELLE E. MCKAY  
Town Administrator

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

Attendees: Jean Moulds, Chairperson  
Heather Earhart, Member

Alternate: Tom Collier

Absent: Jack Candela, Member  
Glen Mattingly, Member  
Frank Fearn, Vice Chair

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

Chairperson Moulds called the meeting to order at 4:00 p.m.

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

Chairperson Moulds stated that due to the absence of several members and that Alternate Member Collier had not had an opportunity to read the minutes, the minutes would be tabled for approval at the next meeting.

## **Town Administrator Report – Laschelle McKay**

Ms. McKay reported that the Town Council approved a contract in conjunction with the County to move forward with Great State Publishing to feature the Town of Leonardtown in the 2010 Destination Guide.

Town Council also agreed to sign a Memorandum of Understanding with St. Mary's County to fund a study of our waste water treatment plant through our engineers, to look at ways to provide additional capacity to the waste water treatment plant prior to the future planned expansion.

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**COUNCIL:** WALTER WISE, *Vice President* DANIEL W. BURRIS  
THOMAS R. COLLIER ROBERT C. CONNORS LESLIE E. ROBERTS

## **OLD BUSINESS**

### **Case # 45-08 B - J. Louis Edwards Subdivision – 23350 Potato Hill Farm Lane - Confirmatory Plat Approval**

Applicant: Edwards Farm, LLC – c/o Mike Mattingly  
Engineer: LSR, Inc.  
Zoning: PUD – M

#### **Project Description:**

Ms. Adler reported that this property is located 0.4 miles off of Route 5 on Potato Hill Farm Lane (near the CVS pharmacy). Mr. Rick Shadwell has completed construction of a new single family home on this property.

The original plat for Mr. Shadwell has been revised to reflect new information discovered when Mr. Shadwell's neighbor produced an unrecorded boundary survey (the Heard survey) for the adjoining property, dated 1930. This survey conflicts with the Lorenzi, Dodds & Gunnill survey dated 1998. Evidence supporting the Heard Survey was found in the field and the two parties have agreed to use this 1930 survey as the most accurate one. The two surveys are available at the meeting for review, if necessary.

Action Needed Today: The applicant is requesting confirmatory plat approval. The Planning and Zoning Commission can vote to approve, approve with conditions, deny, or delay a decision.

Chairperson Moulds noted that as both parties agree she would entertain a motion to approve.

**Member Earhart moved to approve the confirmatory plat approval for Case #45-08; Member Collier seconded, no further discussion, motion passed unanimously.**

Chairperson Moulds moved on to the next order of business.

### **Case # 88-06 Emergency Operations Center – Equipment Shelter – 41870 Baldrige Street – Request for Final Site Plan Approval**

Applicant: St. Mary's County DPW  
Engineer: Mehaffey & Associates  
Zoning: I-O

#### **Project Description:**

Ms. Adler reported that this project is a proposed building for the storage and maintenance of St. Mary's County's emergency operations equipment to be housed in one central facility. This building site is located in the Governmental Center off of Hollywood Road near the detention center. The applicant received unanimous *re-approval* of the concept plan on March 17, 2008. *Original* concept approval was first granted on Sept. 18, 2006. The proposed building is 9,500 square feet. Please see the enclosed engineering plans. Architecturals are available at the meeting for review.

The county has received all approvals from the various required governmental agencies, except DPW itself, which it expects to have shortly, and has hired a contractor and is ready to begin construction.

Action Needed Today: The applicant is requesting final site plan approval. The Planning and Zoning Commission can vote to approve with conditions (approval by DPW), deny, or delay a decision.

Members of the EOC staff and design team are in attendance today to answer any questions.

Chairperson Moulds asked if there were any changes since the last time this case was brought before the board.

Mr. Carlton with DPW briefed the members on the changes made, as suggested by the Board at the last meeting, such as matching the brick for a more cohesive look.

Member Collier inquired which side you will see from the road, which side would have brick, and how many people will be working in the building?

Mr. Carlton used the color display boards he brought with him to show the members which sides would be covered in brick and which sides would be covered in Dryvit, which is an exterior insulation and finish system, which looks a bit like stucco. There may at the most, one radio tech person working in the building occasionally, as the building's primary purpose will be simply to store emergency response equipment.

**Member Earhart moved to approve the final site plan for Case #88-06; seconded by Member Collier, no further discussion, motion passed unanimously.**

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

**Review of Approved Town Council Meeting Minutes** – No comments

**Member Earhart moved to adjourn the meeting at 4:15 p.m., seconded by Member Collier, no further discussion, motion passed unanimously.**

Respectfully Submitted:

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Teri Dimsey, Recorder

Approved:

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Jean Moulds, Chairperson

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Frank Fearn, Vice Chair

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Jack Candela, Member

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Heather Earhart, Member

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Glen Mattingly, Member

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Thomas Collier, Alternate Member