



Commissioners of Leonardtown

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LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
July 19, 2010 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Frank Fearn, Vice Chair
Jack Candela, Member
Glen Mattingly, Member

Absent: Heather Earhart, Member
Tom Collier, Alternate

Also in attendance were: Laschelle McKay, Town Administrator; DeAnn Adler, Plans Reviewer; Jackie Post, Fiscal Clerk; Teri Dimsey, Recording Secretary; Billy Mehaffey, Mehaffey & Assoc.; Lanny Lancaster, Town Resident. 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 May 17, 2010 meeting were presented for approval.

Member Fearn moved to approve the May 17, 2010 minutes; seconded by Member Mattingly, motion passed unanimously.

Town Administrator Report – Laschelle McKay

Ms. McKay reported that during the July 12, 2010 Town Council meeting, a request to subdivide a 1.94 ac. lot on Greenbrier Road and build four single family homes on it, was presented. This project was requesting three additional EDU's and as per the Town ordinance this request is required to meet certain criteria, such as the project being a redevelopment venture, for the most part, in order for the Council to authorize additional EDU's. The Town Council decided that this project did not meet the criteria and therefore the request was denied. This project will now be put in a queue and when additional EDU's are available in the future, their request will be reevaluated.

At the meeting also, **COUNCILMAN P. WALTER WISE** Vice President of **DANIEL M. BURRIS**
THOMAS R. COLLIER, **ROGER L. MATTINGLY** and **LESLIE E. ROBERTS**
That request for recommendation was approved.

The Route 245 traffic study is back and that will be presented at the August Town Council meeting. It will also be presented the following day at the County Commissioners meeting.

Ms. Adler added that she would like to report that all Planning and Zoning and Board of Appeals members have now completed the state mandated education course as required. She has submitted their names to MDP and should be receiving certificates soon to hand out to everyone.

NEW BUSINESS:

Case # 50-10 22500 Washington Street – Leonardtown Wharf – Boundary line adjustment request.

The Town currently owns two waterfront parcels that the Wharf Park is constructed on. The Town also owns Washington Street, of which a section bisects the two waterfront parcels. The request is for a boundary line adjustment plat to merge all three parcels into one waterfront parcel that would include all of the park land.

Ms. McKay presented a drawing showing the area under discussion.

Member Fearn made a motion to approve the boundary line adjustment, the motion was seconded by Member Candela, there were no further questions or comments, and the motion passed unanimously.

OLD BUSINESS:

Case # 13-10 – 22635 Washington Street – Request for final site plan approval for a new single family home.

Applicant: Harry Lancaster
Engineer: Mehaffey & Assoc, P.C.
Zoning: C-B (Commercial Business)

Ms Adler stated that the applicant is requesting permission to build a single family home on the corner of Lawrence Ave. and Washington Street on a piece of property owned by Mr. Lancaster. This property is zoned C-B - Commercial Business and a single family home *would* be permitted there as a special exception use. This new residence will still have commercial zoning even though its use will be residential.

At the April 19, 2010 P & Z meeting, the commission voted to send a favorable recommendation to the BOA for this project. Minutes of which were enclosed in the packets.

At the June 8, 2010 BOA hearing, the board voted unanimously to grant Mr. Lancaster's special exception request – the minutes of that meeting were enclosed in the packets also. Mr. Mehaffey and Mr. Lancaster are here today to answer any questions.

Member Fearn asked if there were any changes to the site plan since the last meeting. Mr. Mehaffey answered that only very minor changes were made, such as eliminating the sidewalk to

make the backup space wider as per DPW's comment, and changing the water line connection spot.

Mr. Mattingly asked to clarify how the parking in the garage works. Ms. McKay stated that it is allowed in the county in mixed use developments such as this, and yes, cars would have to be shuffled occasionally. Mr. Mattingly also asked about handicap spaces for this site. Mr. Mehaffey answered that the house is being built with a handicap person in mind and eventually ramps and a handicap space will be required. But at this time both future residents are still mobile.

Mr. Candela stated that his main concern was the parking and that this had been discussed at their previous meeting and he also noted that the Board of Appeals had addressed it also.

Member Mattingly made a motion to approve the final site plan for Case #13-10, seconded by Member Fearn, no further discussion, the motion passed unanimously.

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 Fearn moved to adjourn the meeting at 4:18 p.m., seconded by Member Candela, no further discussion, motion passed unanimously.

Respectfully Submitted:

Teri Dimsey

Approved:

Jean Moulds, Chairperson

Frank Fearn, Vice Chair

Jack Candela, Member

Absent
Heather Earhart, Member

Glen Mattingly, Member