



Commissioners of Leonardtown

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

301-475-9791 • FAX 301-475-5350

J. HARRY NORRIS III
Mayor

leonardtown.commissioners@verizon.net
leonardtown.somd.com

LASCHELLE E. McKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
April 18, 2011 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Jack Candela, Member
Hayden Hammett, Member
Tom Collier, Alternate

Absent: Heather Earhart, Member
Glen Mattingly, Member

Also in attendance were Town staff members: Laschelle McKay, Town Administrator; Jackie Post, Fiscal Clerk; and Teri Dimsey, Recording Secretary. In addition Laurie Bradford for John Weiner; Mike Mummaugh, Paragon Properties attended the meeting. A complete list is available on file at the Leonardtown Town Office.

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

Town Administrator's Report – Laschelle McKay

Council voted favorably for a letter of support to the Liquor Board for Ms. King to transfer her Class B On/Off site BWL license to the new owner of the Happy Dragon.

We are waiting for an estimate of the cost of demolition of the Church Street Tower.

Chairperson Moulds entertained a motion to close the regular meeting and open the Public Hearing scheduled for 4:05 p.m.

Member Candela moved to close the regular meeting and open the Public Hearing; seconded by Member Collier, motion passed unanimously.

Chairperson Moulds asked Ms. McKay to present the case information for the Public Hearing.

COUNCIL: WALTER WISE, *Vice President* DANIEL W. BURRIS
THOMAS R. COLLIER ROGER L. MATTINGLY LESLIE E. ROBERTS

Ms. McKay reported that today's public hearing was advertised in the County Times on March 31, 2011 as required. Copies were made available for the public to review. A few were taken along with the accompanying CD. No comments have been received from the public regarding the changes. A public hearing will also be held at the May 9, 2011 Town Council meeting for further comments. A recommendation is needed from this board today to send to the Town Council.

She went on to report that today, we are presenting for public review and comment, comprehensive changes to the Leonardtown Zoning Ordinance, the Sign Ordinance and changes to Chapter 112 and 147 of the Leonardtown Code.

After updating our comprehensive plan recently, we now need to update our zoning code so that the two documents are harmonious. The Town staff and Town Council worked with a consultant, Mr. Tony Redman, for several months on this and what you have before you today is a final version of those proposed updates.

Action Needed Today: A recommendation from the Planning and Zoning Commission is needed, either for the proposed changes as presented, or with a recommendation for additional changes.

Chairperson Moulds opened the meeting up for discussion from the Members and the floor.

Chairperson Moulds commented that on page 2 regarding Art Galleries it mentioned "not mass produced." Does this affect some of our more prolific local artists?

Ms. McKay responded that she didn't feel the sale of their artworks fit into the "mass produced" and it should be fine.

Member Candela inquired about the language on page 65 regarding the fence size. He noticed some new fencing around a house along Route 245 which seems to be taller than the maximum of six feet and there does not seem to be any language regarding the side yard on fencing. He also commented that fencing could be an issue with visibility at intersections and driveways.

Ms. McKay responded that at the present time, the Town does not have any ordinances requiring a permit for fencing. The proposed language would be for new projects going forward not for existing fences.

Member Collier brought attention to setback requirement changes on the chart.

Ms. McKay responded that most of the setbacks were already established but that Council had previously made a recommendation for a change in density for R-MF, from 10 to 8 units per acre. The R-MF front yard setback was the only one that changed, from 25 to 15 feet.

Member Hammett noted that he had concerns for lowering the R-MF density and the change in density for RMF may need to be reconsidered.

Mr. Mummaugh, Paragon Builders, commented from the floor that the density for the R-MF for the county is 10 per acre. The Town is hindering themselves in providing workforce housing, especially if they are looking to encourage and seek employers of light industrial within the Town. He is not in favor of the reduction in density in R-MF.

Member Candela stated that this should be reconsidered and recommended talking to the Workforce Housing task force for the County for some input. Possibly a density bonus for workforce housing or fees in lieu of could be looked at.

Member Candela was concerned about the change in RMF in regards to density.

Ms. McKay referred to the Hooper project, which has taken an older home and is renovating it into six apartments, priced to accommodate workforce housing needs. We will pass these comments on to the Town Council.

Moving on to the sign ordinance, Ms. McKay also noted the language regarding electric signs to be placed only along Rt. 5 and not in the downtown area and at least 100 feet from residential properties. .

Member Candela agreed that no electric signs should be in the downtown area.

Member Candela commented about Chapter 112 and derelict buildings and property, something should be done about this issue.

Ms. McKay remarked that this has been an ongoing issue but is very hard to enforce due to personal property rights. We are looking at how other jurisdictions are dealing with the issue.

Mr. Mummaugh stated that there are specific building codes that property owners have to follow and they can be enforced to compel owners to follow specific regulations.

Ms. McKay responded that she will make a note for this to be looked into.

Member Hammett mentioned that the County uses a step type system for density and possibly the Town could set up a similar system geared towards the Town's specific needs. Each parcel should be looked at individually within the R-MF zoning

Chairperson Moulds asked for any further comments from the floor. There being none, she moved to close the Public Hearing and re-opened the regular meeting.

Member Hammett moved to forward a favorable recommendation on the zoning text amendments, with the exception of the reduction of R-MF from 10 to 8 units per acre; seconded by Member Candela, no further discussion, motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Member Candela entertained a motion to close the meeting at 4:40 p.m. Member Hammett seconded, no further discussion, motion passed unanimously.

Respectfully Submitted:

Teri Dimsey

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Hayden Hammett, Member

Absent _____
Glen Mattingly, Member

Thomas Collier, Alternate

Absent _____
Heather Earhart, Member