



Commissioners of Leonardtown

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LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
Oct. 17, 2011 ~ 4:00 p.m.

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

Absent: Heather Earhart, Member

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

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

The minutes for the July 18, 2011 meeting were presented for approval.

Member Hammett moved to approve the July 18, 2011 minutes; seconded by Member Candela, no further discussion; motion passed unanimously.

Town Administrator's Report – Laschelle McKay

Laschelle discussed items that were on the Town Council agendas for the months of August, September and October (See Town Council meeting minutes for more detail).

Old Business:

Case # 72-10 – 25550 Point Lookout Road – First Saints Community Church, Applicant -
Request for final site plan approval of the First Saints Community Church parking lot expansion project.

Ms. Adler introduced the project, stating that on November 15, 2010 the applicant came before this board to request concept approval for a parking lot expansion project that would add 41 additional spaces on the church grounds for use by the parishioners. No increase in the church building is proposed. Concept approval was granted, with the condition that the Town code for parking requirements be followed. The project has received approval from the required permitting agencies (DPW, Soil Conservation and Town Staff) and the plan has been modified to meet the Town off-street parking requirements – lighting has been addressed by moving a pole and the planting islands for trees have been added. They are now requesting final site plan approval from this board.

Mr Jonathan Blasco, from Mehaffey and Assoc. Engineers, was present on behalf of the applicant to answer questions and give a brief presentation.

Member Hammett asked how many spaces were required for this site. Ms. Adler answered 1 per 4 seats, but for this approval it is what the church feels is necessary and practical to accommodate their parishioners. The church will have more spaces than what is required.

Member Candela made a motion to approve the final site plan for a 41 space expansion to the church’s parking lot. Member Hammett seconded the motion. Member Moulds abstained since she is a member of the church. No further discussion, motion passed.

Case # 13-11 – 41880 Baldrige St. – Adult Detention Center Expansion/Renovation – Request for concept approval.

Applicant: St. Mary’s County Dept. Of Public Works
Architect: L.R. Kimball
Engineer: LSR, Assoc.
Zoning: I-O

Ms. Adler introduced the case, stating that some of our Board members were here for the detention center presentation given by the County a few years ago, but for others this project will be new. Staff from the County is present today to give an overview of the project and its projected timeline. The project has been submitted for review by DPW, Soil Conservation and the Town staff and we have preliminary comments back from them already. Also the County expects to come back for final site plan approval fairly soon.

Mr. Gary Whipple from the engineering services division of St. Mary’s County Public Works spoke first, giving an overview of the detention center expansion and renovation project and showing various drawings of the new facility. He stated that the existing facility had approximately 70,900 s.f. and 230 beds and the proposed expansion would add an additional 86,000 s.f and 280 beds, with 5 housing units holding 56 beds each. After this expansion is done, a renovation will be started on the existing building, including upgrading the security systems. It will take approximately 24 months to complete both phases. The new parking area will be paved with pervious paving and will have 77 spaces, but we will be losing about 38 spaces, so there

will be a net gain of 39 parking spaces. We anticipate having plenty of surplus parking, approximately 63 spaces.

Member Mattingly, who lives next door to the governmental center, asked about a perimeter fencing system and how they planned to maintain security. It was answered that the new facility will have no outside activities; the prisoner's outside space is a concrete courtyard, completely surrounded by the building. During transfer in and out of the facility the new sallyport will add another layer of security for the prisoners. A perimeter fence is not very attractive and it was felt that it would not be desired or needed.

Member Candela asked about the lack of EDU's for this project. Ms. McKay answered the question, stating that the planned waste water treatment plant expansion will provide the town with EDU's for the next 20 years. There will be plenty of EDU's for this project and for the several other projects planned in the near future for Leonardtown. Timing will be an issue, but we are working with MDE right now to see if we can be allowed to issue a building permit for construction before actually having the EDU's available, knowing they will be available when the upgrades at the WWTP are completed. We are anticipating completion of the WWTP upgrades in June of 2014.

Member Candela asked when the jail was expected to be completed. Mr. George Erichson answered that probably 6 months before that June 2014 date. But the jail would not open on that date and be immediately full. In fact the jail population right now is down, and for all we know the jail might have the same number of prisoners it has right now for some time. We may not need those additional EDU's for a while.

Member Candela asked if the jail was planning on taking in prisoners from other counties and would we have the EDU capacity to do that? The answer was, "we are not bringing in outside prisoners at this time and do not plan to in the future". Member Candela asked if air conditioning would be provided in this new project. Mr. Erichson stated that yes; it is planned for the new area and will be added to the existing jail area also eventually.

Member Mattingly requested that the County look at beefing up the screening along the edges of the governmental center, particularly behind his house. There is no landscaping buffer between the two uses and it's required by our code. It was stated that perhaps some fees-in-lieu money could be used to address this and it would be looked at and discussed before the project comes back for final site plan approval.

Member Hammett made a motion to approve the concept approval for the adult detention center expansion/renovation project, with the condition that screening between the governmental center and the surrounding residential areas be addressed before final approval. Member Mattingly seconded, no further discussion, motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Chairman Moulds entertained a motion to close the meeting at 4:50 p.m. Member Candela made the motion, it was seconded by Member Mattingly, no further discussion, motion passed unanimously.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Hayden Hammett, Member

Glen Mattingly, Member

Thomas Collier, Alternate

Absent
Heather Earhart, Member