



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 Feb. 21, 2012 ~ 4:00 p.m.

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

Also in attendance were Town staff members: Laschelle McKay, Town Administrator; DeAnn Adler, Plans Reviewer; Jackie Post, Fiscal Clerk; and Teri Dimsey, Recording Secretary. Also present: Jim Gotsch, from Loiderman Soltesz; Rick Bailey and Marvin Oursler, from Marrick Homes; John Oliff and Keith Ulrich, from COA, Inc; Guy Leonard, from The County Times, and Dick Myers, from The Baynet. A complete list of other attendees is available on file at the Leonardtown Town Office.

Chairman Moulds called the meeting to order at 4:05 p.m. The minutes for the Nov. 28, 2011 meeting were presented for approval by Chairman Moulds.

Member Hammett moved to approve the Nov. 28, 2011 minutes, as submitted; seconded by Member Candela, no further discussion; motion passed unanimously.

Town Administrator's Report – Laschelle McKay

Ms. McKay discussed items that were on the Town Council agendas for the months of December, January and February (see Town Council meeting minutes for more detail).

Old Business:

Case # 64-04.5b – Leonard's Grant Phase 5b – Tax Map 121, Parcel 53 – Quality Built Homes, Applicant - Request for final site plan approval recommendation to Town Council.

Ms. McKay introduced the project, stating that this is the last phase of Leonard's Grant. This phase received concept approval back on 1/10/2005. Phase 5b consists of 32 lots. All necessary

permitting requirements have been obtained for this phase at this time. The original concept plan for Leonard's Grant was approved on January 10, 2005 for 324 lots. Now, counting this phase, the final lot count will be 335 lots. This is 11 more lots than the original concept plan was approved for. This number is well within the 5% allowable change rule for a PUD. This phase was located in the back of the property and was the most environmentally sensitive. We have had a lot of meetings with the different permitting agencies and the final outcome of those meetings was a reduction in the number of lots in this phase and also to make sure all of the houses and lots were outside the additional 100' expanded buffer. That is shown on the plan before you today.

Ms. McKay introduced Mr. Jim Gotsch, from Loiderman, Soltesz, who gave a brief presentation.

Member Mattingly asked if, because of Maryland's new environmental site design standards for SWM, anything had to be changed on this plan. Ms. McKay answered no, everything in this phase had been grandfathered in under the old regulations.

Member Mattingly asked if the lighting in this phase was consistent with what had been done in the rest of the development? Ms. McKay answered yes.

Member Mattingly made a motion to send a favorable recommendation to the Town Council for the Leonard's Grant Phase 5b final site plan. Member Hammett seconded the motion. No further discussion, motion passed unanimously.

Case # 14-05 – Clark's Rest – Tax Map 127, Parcel 514 – Marrick Homes, Applicant -
Request for final site plan approval recommendation to Town Council for all four phases of residential.

Ms. McKay introduced the project, stating that this project first came before the Planning and Zoning Commission back in 2005. After several revisions, a final concept approval was granted by the Town Council on July 13, 2009, after a May 18, 2009 recommendation of approval was sent by the Planning and Zoning Board. A copy of those minutes was included in your packet.

The final concept approval was for 205 single family detached homes and 130 townhomes, for a total of 335 units on 177.3 acres. There would also be 24.6 acres of public space which will be deeded to the town for potential future public use and a 16.1 acre commercial area, located off of Point Lookout Road, which would house approximately 17,000 s.f. of commercial space. The phasing plan shows 4 phases of residential and a final phase of commercial development.

The project has moved forward slowly since that time while approvals from various regulatory agencies were sought. All approvals have been received at this time, except for State Highway.

An extension of the concept approval was granted by House Bill 921, which expires on December 31, 2012. This bill was enacted by the State in response to the downturn in the economy and allows approval for any permit issued by the State or Local Government to be extended until the end of this year.

Ms. McKay introduced Mr. Rick Bailey and Marvin Oursler, from Marrick Homes, and Mr. John Oliff and Keith Ulrich, from COA, Inc, the engineers for this project. Mr. Bailey gave a brief presentation, stating that the entire project has been engineered at this time and we have received all of our wetland approvals and DPW approvals. All SWM and utilities have been approved. The only thing we have not gotten approval for yet is State Highway, we are working on the entrance right of way with them at this time.

There is one slight change to the site plan from what was presented at concept plan approval back in 2009 and that is the driveway location for the Gough property has changed. This provides a better access point for them, it's not as steep as the previous location, and the Gough's preferred this new location.

Member Mattingly asked about the length of the deceleration lane, was it adequate? The engineers stated that the length was decided by state highway and we are complying with exactly what they requested. Ms. McKay pointed out that Marrick is also providing room on their plan for the future widening of Route 5 all on their side of the road.

Member Hammett asked about the stop light at the intersection of Route 5. Mr. Bailey stated that state highway has not deemed it necessary at this time; they are waiting for Tudor Hall to be developed.

There was a brief discussion about road connections to the surrounding developments.

Mr. Bailey presented the architecturals for the single family homes and townhomes. There was a brief discussion regarding the renderings and the size of the garages and driveways. The width of the alleys would be 16' wide for the road with a 25' R.O.W. Driveways would be 20' wide. Mr. Bailey pointed out the extra guest parking spaces located around the townhome area. The townhomes would be designed with an elevator as an option.

Member Mattingly asked about the stormwater management ponds. Mr. Ulrich answered that the homeowner's association would ultimately be responsible for the maintenance of the ponds. There was a brief discussion regarding the types and designs of the stormwater management structures. It was discussed that one of the ponds would be located on the property that was to be dedicated to the Town eventually. Mr. Ulrich stated that agreements could be used to ensure that the HOA would still be responsible for the maintenance of that pond.

Member Hammett commented that he was very excited to see this development move forward at last and that this is the type of quality development that Leonardtown is looking for.

Member Candela made a motion to send a favorable recommendation to the Town Council for the Clark's Rest final site plan approval for the four residential phases. Member Hammett seconded the motion. No further discussion, motion passed unanimously.

Review of Monthly In-House Permits – Member Mattingly commented on the new pharmacy going in at the Breton Marketplace condominiums.

Review of Approved Town Council Meeting Minutes – No comments

Chairman Moulds entertained a motion to close the meeting at 4:46 p.m. Member Hammett 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

Heather Earhart, Member