



Commissioners of Leonardtown

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LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting March 19, 2012 ~ 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; and DeAnn Adler, Plans Reviewer. Also present: Rick Bailey, from Marrick Homes; John Oliff, from COA, Inc; Andy Bice, from Quality Built Homes; Jessica Goolsby, from The Enterprise; Captain M.R. Merican and Ms. Mary Ann Thompson, from the St. Mary's Sheriff's Office. 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 February 21, 2012 meeting were presented for approval by Chairman Moulds.

Member Candela moved to approve the February 21, 2012 minutes, as submitted; seconded by Member Mattingly, no further discussion; motion passed unanimously.

Town Administrator's Report – Laschelle McKay

Ms. McKay discussed items that were on the Town Council agenda for the month of March (see the March Town Council meeting minutes for more detail).

Old Business:

Case # 64-04.4 – Leonard's Grant Phase 4 – Tax Map 121, Parcel 53 – Quality Built Homes, Applicant – Request for final plat approval.

Applicant: Quality Built Homes Engineer: Loiderman Soltesz Assoc. Inc Zoning: PUD

Ms. Adler introduced the project, stating that this phase of Leonard's Grant received final site plan approval from the Leonardtown Planning and Zoning Commission at its May 17, 2010 meeting. Phase 4 consists of 45 lots plus a 6 acre open space - Parcel 'N'. The original concept plan for this project was approved 1/10/2005. The final lot count for all of Leonard's Grant is 335 lots. All necessary permitting requirements have been obtained for this phase at this time. She introduced Mr. Andy Bice from Quality Built Homes, and then introduced the next project on the agenda, Phase 5b, also in Leonard's Grant, so that the two projects can be considered together. Phase 5b received final site plan approval recommendation to Town Council from the Planning and Zoning Board on 2/21/12. It then received unanimous final site plan approval from the Town Council last week at their meeting on 3/12/12. Minutes from that meeting have not been completed yet. Phase 5b consists of 32 lots and also all of the forest conservation easements for the entire project. All necessary permitting requirements have also been obtained for this phase at this time.

Member Mattingly asked about note #14 on the plats regarding the maximum allowed 35 lots per year. Ms. McKay stated that that note should be removed, since we have not been limiting them on the number of lots they can build per year. We had enough sewer allocations to give them, because no other projects besides this one have moved forward at this time.

Member Hammett moved to approve Case #64-04.4, final plat approval of Phase 4 of Leonard's Grant, as submitted, except taking off Note #14. Seconded by Member Mattingly, no further discussion, motion passed unanimously.

Member Candela moved to approve Case #64-04.5b, final plat approval of Phase 5b of Leonard's Grant, as submitted, except taking off Note #14. Seconded by Member Hammett, no further discussion, motion passed unanimously.

Case # 14-05.1 – Clark's Rest – Final Subdivision Plat Approval for Phase 1

Applicant: Rick Bailey, Marrick Homes Inc.
Engineer: John Oliff, Collinson, Oliff & Associates, Inc.
Location: Tax Map 127, Parcel 514, Grid 1 - 177.3 acres off Point Lookout Road (MD Rt. 5).
Zoning: Planned Unit Development (PUD-M)

Ms. Adler introduced the project, stating that it received final concept approval on July 13, 2009. 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.

On Feb. 21, 2012 this board sent a recommendation of final site plan approval for Phases 1-4 (all residential phases) to the Town Council. Last week, on March 12, 2012, the Town Council voted unanimously to give that approval to this project. Those minutes have not been completed yet.

Phase 1 consists of 30.16 acres, with 48 single family homes sites and 41 townhomes, completion of Doctor's Crossing Road to Moakley Street, and also all of the forest conservation easements for the entire project. All necessary permitting requirements have been obtained for this phase at this time, except for State Highway, which should give approval shortly.

Sewer allocations for this phase have been committed to this project at this time and will allow this phase to go forward.

Member Hammett asked how much of the dedication of Route 5 will be given at this time? Mr. Bailey answered that Marrick Homes will be giving the entire frontage dedication at this time, but construction of Phase 1 will entail about 50% of it and will stop just short of the entrance to the commercial piece.

Member Mattingly asked about some of the notes on the plats, they seemed different than what Leonard's Grant had on their plans. Ms. McKay stated that different engineers prepared their plans differently, but all had been reviewed and were acceptable as they were.

Member Candela asked if what they were dedicating is what State Highway wanted and is it sufficient? Mr. Bailey responded that they are dedicating for the maximum plan that State Highway might eventually build, since State Highway hasn't decided which plan to go with yet.

Member Mattingly asked about construction vehicle traffic, would that be using Dr's Crossing Road? Mr. Bailey answered that no, the construction traffic would be coming off the Route 5 entrance.

Member Hammett asked about the connection to Drs. Crossing Road, will it be built up to their property line. Ms. McKay answered yes, and then the Town will complete the small section the Town owns, so that eventually, when the light is installed at Route 5, Singletree residents and others will have a way to get out to Route 5 using a light. That's why the Town wanted that connection done in Phase 1.

Member Candela asked if the daycare center had any concerns about the added traffic in front of their building. Ms. McKay answered that she had not heard of any concerns and that that connection was an important traffic link to all the residents in Singletree.

Member Hammett moved to approve Case #14-05.1, final plat approval of Phase 1 of Clark's Rest, as submitted. Seconded by Member Mattingly, no further discussion, motion passed unanimously.

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

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

Ms. Adler introduced the project, stating that it came before this board October 17, 2011 for concept approval, which it received with one condition, which was to provide screening between the governmental center and the surrounding residential areas. She introduced the staff from the County that was present to answer questions. The project has been submitted for review by DPW, Soil Conservation and the Town staff and we have final comments back from them. Regarding the condition to provide screening between the governmental center and the surrounding residential areas – Mr. Gary Whipple from DPW is present to address this issue and discuss the timing for the installation of landscaping in these areas. The plan is to have all the landscaping/screening done by the end of spring.

Mr. Whipple addressed the condition to provide screening from the residential area and provided a drawing showing what will be planted and how the lights from approaching cars will be blocked by these plantings. He stated that these trees will be approximately 12' to 14' high.

Mr. Gary Whipple gave a lengthy presentation to reacquaint the board with the project and where it is at this time and also gave a timeline for construction.

Member Mattingly asked if the stormwater was adequate for the site. Member Hammett asked if all the stormwater would be held on site. The answer was yes to both questions. Member Hammett asked why the perimeter road was not going to be permanent, but only temporary. Mr. Whipple answered that the road was not going to be paved at this time, but that they may look at making it permanent at a later date.

Member Mattingly asked if the lighting would be directed down to prevent light pollution. Mr. Whipple stated that yes, they will be implementing that as much as they can while still providing adequate security lighting that the jail requires.

Member Mattingly moved to approve Case #13-11 final site plan approval of the Adult Detention Center Expansion/Renovation, as submitted. Seconded by Member Hammett, 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 Mattingly made the motion, it was seconded by Member Hammett, 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