



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 16, 2012 ~ 4:00 p.m.*

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

Absent: Tom Collier, Alternate

Also in attendance were Town staff members: Laschelle McKay, Town Administrator; Jackie Post, Fiscal Clerk; Teri Dimsey, Recording Secretary and DeAnn Adler, Plans Reviewer. 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 March 19, 2012 meeting were presented for approval by Chairman Moulds.

Member Hammett moved to approve the March 19, 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 April (see the April Town Council meeting minutes for more detail).

New Business:

Case # 37-12 – Cedar Point Federal Credit Union – Tax Map 126, Parcel 100 – Leonardtown Centre Outparcel – Request for concept approval.

Owner: Leonardtown Associates, LLC
Leasee: Cedar Point Federal Credit Union
Engineer: Mehaffey & Associates, PC

Zoning: C-B

Ms Adler introduced the project stating that this project is a 5.27 acre outparcel (originally approved in the Leonardtown Centre site plan) located between Dr. Patel's office and the Leonardtown Centre and directly behind the Blair Building. It would contain a 5,020 s.f. building with four drive-thru's and 25 parking spaces (only 17 are required, but the credit union feels it needs 25). A proper loading zone and dumpster facility are shown, as well as a proposed landscape plan for the project. Stormwater management has been addressed with a submerged gravel wetland area directly behind the parcel and connection to the SWM area behind the Leonardtown Centre. Ms. Adler introduced Mr. Jonathan Blasco with Mehaffey and Assoc., the engineers for the project, Mr. Blasco gave a brief presentation of the project.

Member Hammett asked if the lease line for the property could be squared off. Mr Blasco, after conferring with the Credit Union officers, agreed that it would be better if the property was squared up and that that change could be made to the plan and the back corner could be squared up also.

Mr. Blasco passed around pictures of what the credit union would look like.

Member Hammett commented that the building looked very attractive and he liked how the proposed sidewalks were lined up with the existing sidewalks.

Member Mattingly commented that there were no sidewalks connecting the Leonardtown Centre to the Shops of Breton Bay Center. He asked if it might be better to put a sidewalk along the front edge of the credit union property along the access drive and move the parking back a few feet.

Mr. Blasco replied that he wouldn't recommend putting a sidewalk there. There are no sidewalks on either side of this site that that sidewalk would connect to, so it would be rather useless. Ninety-five percent of the development in this center is done. We can't make Dr. Patel put in a sidewalk now and there is nothing but asphalt and no curbing or islands in front of the Leonardtown Centre in which to put a sidewalk in on that side. He agreed that a connection between the two centers was necessary and he purposely left it out, knowing it would be brought up at today's meeting. Mr. Blasco suggested that a sidewalk in the back of the credit union, connecting to the Leonardtown Centre sidewalk in front of the shops would be a better place for that sidewalk connection, but a final decision on that would be up to the owners of the Leonardtown Centre.

Member Mattingly again stated that he felt we should still reserve space in the front planter island for a sidewalk, just in case.

Mr. Blasco replied that there was no pedestrian access designed for people to walk along that access road, it is unsafe, that's where the cars are driving the fastest, and we wouldn't want to encourage them. A sidewalk in the back would make more sense.

Ms. McKay agreed that there was not a good pedestrian flow in the whole project, but stated that approving this project as is would not preclude fixing that. She suggested putting the sidewalk in the back by the Sub-Gravel Wetland area. If in the future, a sidewalk is desired along that access road, it could be added to the other side, when and if Meadows Farms moves out. There would be more room on that side.

Member Mattingly asked if that access easement was public or private. The answer was private.

Member Moulds asked about the type of lights they were proposing. It was agreed that they would put in the type that match the Leonardtown specifications.

Mr. Blasco asked if a flag pole would be allowed, answer was yes.

Member Mattingly made a motion to approve the request for concept approval with the condition that a pedestrian connection to the Leonardtown Centre and the Shops of Breton Bay be established, after talking to the owners of the development and getting town approval, lighting would match Leonardtown's specs. and that the property lines would be squared up. Motion was seconded by Member Earhart, no further discussion. Motion passed unanimously, with Member Hammett abstaining because he works for a competing financial institution.

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 4:38 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