



# Commissioners of Leonardtown

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DANIEL W. BURRIS  
Mayor

LASCHELLE E. MCKAY  
Town Administrator

## Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting *August 20, 2012 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Jack Candela, Member  
Heather Earhart, Member  
Laura Schultz, Member  
Tom Collier, Alternate

Absent: Glen Mattingly, Member

Also in attendance were Town staff members: Teri Dimsey, Recording Secretary, DeAnn Adler, Plans Reviewer, Jackie Post, Fiscal Clerk and Laschelle McKay, Town Administrator. 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 23, 2012 meeting were presented for approval by Chairman Moulds.

**Member Candela moved to approve the July 23, 2012 minutes as submitted; seconded by Member Earhart, 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 July (see the July 9<sup>th</sup> Town Council meeting minutes for more detail).

### **New Business:**

**Case # 64-12 – New Elementary School at 23595 Hayden Farm Lane – Tax Map 32, Parcel 339, Lot 1 – Request for concept plan approval.**

Ms. Adler introduced the project, stating that the applicant and owner of this property, St. Mary's County Board of Education, received approval for a subdivision request of this property back on June 18, 2012. The Hayden Property site was approved for annexation into the Town of Leonardtown on March 12, 2012. The site is calculated to need 12 EDU's, which have already been reserved for this project. A proposed site plan was included in the packets. The new

Evergreen Elementary School, located in Wildewood, and open for a few years now, is very similar to this site plan. The building will also be very similar to Evergreen. It is a very attractive building, with many 'green' features built into it, including a 'green' roof, a cistern water collection system, energy efficient window awnings, etc. Ms. Adler introduced Mr. Bradley Clements from the school board and his team, who will be giving an overview of the project.

Mr. Clements stated that this is a much needed new elementary school and that all of the elementary schools in the county are over capacity at this time. This fall the school board will be requesting construction funds for this project from the State and then a little later, the local funding. They hope to break ground around this time next year. He introduced the team: Kim Howe – coordinating supervisor for capital planning and green schools; Larry Hartwick – supervisor of design and construction; Tony Olsen and Patrick Gessleman – Engineers for the project; Michael Lahown – Architect for the project.

Michael Lahown spoke next; he gave a brief overview of the site plan. He stated that Evergreen Elementary School opened in fall of 2009, and this school will be slightly bigger than Evergreen. It is on a 16.22 acre site. There is a small wetlands area that they will maintain and preserve on this site. They have met all of Leonardtown's setbacks requirements and have provided a landscape buffer as required between Leonard's Grant and the school. He pointed out the area that is reserved for an outdoor classroom and relocatable trailers. He explained how the project would meet the requirements for a gold-certified LEED designation, like Evergreen has now and displayed a picture of Evergreen Elementary. Then he introduced Patrick Gessleman.

Mr. Candela asked about the type of roof and the roof color the school would have. Mr. Lahown stated that the roof would be both pitched and flat and light colored, to reflect heat. Mr. Candela stated that he was not happy to see a white roof because it will look so harsh, but he understands that it is more environmentally friendly, but it just glares at you. Mr. Lahown stated that it is more of a cream color and may not look quite so white in real life. Mr. Candela asked about the location of the middle school. Mr. Clements stated that it will probably be located across the street from the entrance road, about where it was shown in the concept plan you saw a couple of months ago. Mr. Candela stated that he was worried about the increased traffic the middle school would bring to Leonard's Grant Parkway. Mr. Lahown stated that the school start times would be staggered so everyone isn't arriving and leaving at the same time.

Ms. Schultz asked about the increased traffic on Leonard's Grant Parkway, has that been studied and addressed? Ms. McKay answered that the Desman Traffic Study, done in 2010, included these two new schools and the recreation areas and made some suggestions to address the increased traffic, such as striping the road for the right and left turn lanes, this would need to be done in 2015 and by 2020, when the middle school is completed, it had additional improvements, such as a potential light at Route 245 and Leonard's Grant Parkway.

Mr. Patrick Gessleman gave a brief presentation next.

Mr. Collier stated that a variance will be required for the 18' parking space depth because Town code requires a 20' deep space.

The sidewalks from the Leonard's Grant subdivision to the school were discussed. Mr. Collier suggested that they be as direct as possible because otherwise the kids will just cut through to get there the shortest way possible.

Mr. Candela asked about the deceleration lane on Leonard's Grant Parkway. The answer was yes, a deceleration lane would definitely be required.

Ms. Schultz asked if there was a time frame for when the road upgrades will be done. Ms. McKay said roughly 2015. The Town will work with DPW to come up with more exact numbers to update the Desmon traffic study and make changes accordingly. Ms. McKay also pointed out that the relocatable trailers shown on the site plan would have to come back for separate approvals if needed in the future.

The 50' buffer and the landscape screening were discussed. Mr. Gessleman stated that a landscape architect would be putting together final landscaping plans. It was suggested that something taller to screen the multi-purpose field, either trees or a very tall hedge, be placed there.

Ms. Schultz brought up the issue of a secondary way out of the school site as an emergency exit, in case the main road is blocked. Mr. Clements stated that the existing roads on the site would probably be used, but they would need to be upgraded and would connect to Cemetery Road, as a secondary way out, but only as an emergency exit. When Clark's Rest is built we would also have that way out as an exit also.

**Member Earhart made a motion to approve the concept plan request for Case #64-12, 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

**Chairman Moulds entertained a motion to close the meeting. Member Candela made the motion, it was seconded by Member Schultz, no further discussion, motion passed unanimously. Meeting ended at 4:50 pm.**


Respectfully Submitted:

  
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DeAnn Adler

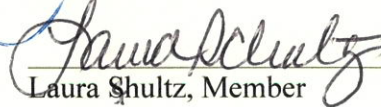
**Approved:**

  
Jean Moulds, Chairperson

  
Glen Mattingly, Member

  
Thomas Collier, Alternate

  
Jack Candela, Member

  
Laura Shultz, Member

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Heather Earhart, Member