



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 December 17, 2012 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Member
Christy Sterling, Member
Heather Earhart, Member
Tom Collier, Alternate

Absent: Jack Candela, Member

Also in attendance were town staff members: Teri Dimsey, Recording Secretary and Laschelle McKay, Town Administrator, and Ann Hooper, from Hooper and Associates. A complete list of other attendees is available on file at the Leonardtown Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes for the Nov. 26, 2012 meeting were presented for approval.

Member Schultz moved to approve the Nov. 26, 2012 minutes as submitted; seconded by Member Sterling, 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 December (see the December 10th Town Council meeting minutes for more detail).

Old Business:

Case # 110-08 22840 Lawrence Avenue – Hooper Project – Request for a two year extension of the final site plan approval.

Applicant: James and Rosalie Hooper
Engineer: NG&O Engineering, Inc.
Zoning: PIRD Designation

Ms. McKay introduced the project stating that this project first came before this board in February of 2009 to request a Planned Infill and Redevelopment Designation (P.I.R.D), at that time a motion was made and approved that sent a favorable recommendation to the Town Council for the P.I.R.D. It next came before the Town Council in March of 2009 and at that time an approval for the P.I.R.D. was granted, along with concept approval. The last time the project came before the P & Z Board was on May 17, 2010 and at that time the project received final site plan approval. The minutes for all those meetings and a staff report for the March 9, 2009 T.C. meeting were enclosed for your review. As with most of the other projects you have seen the last two months, because of House Bill 921, this approval is still in effect, but will expire at the end of this year. Nothing has changed on this project since that time. Also the same as the other projects, due to the new stormwater management regulations adopted on Dec. 13, 2010, the stormwater administrative waiver for this project will expire if construction is not completed by May 4, 2017, after that time the town will not be allowed to grant extensions for the stormwater administrative waiver.

Ms. Hooper introduced herself and gave a brief presentation on the project and its history. She stated that the architect for the project had estimated the cost to build would be somewhere in the neighborhood of \$750,000, but when the project was put out to bid, the lowest bid came in at \$950,000, the highest bid came in at 1.3 million dollars. Because the numbers were so far outside the project budget it was decided to work with Wayne Davis to make some modifications to the building's interior finishes that would allow it to be built for less, but still keep the same look, feel and design of the project.

Ms. Shultz asked if the same neighbors still lived in the surrounding houses. Ms. Hooper answered yes and stated that in fact a neighbor had approached her offering to sell his property to them. They are not interested at this time, but may be if this project is completed and is successful.

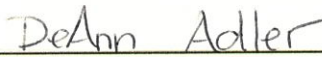
Member Earhart made a motion to grant Case #110-08 a two year extension of the final site plan approval as requested. Member Shultz seconded the motion. No further discussion. Motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Member Moulds entertained a motion to close the meeting. Member Schultz made the motion, it was seconded by Member Sterling, no further discussion, motion passed unanimously. Meeting ended at 4:17 pm.

Respectfully Submitted:



DeAnn Adler

Approved:

Absent

Jean Moulds, Chairperson

Mari C. Stealy

Christy Sterling, Member

Absent

Thomas Collier, Alternate

Absent

Jack Candela, Member

Laura Shultz

Laura Shultz, Member

Heather Earhart

Heather Earhart, Member