



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
April 15, 2013 ~ 4:00 p.m.

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

Also in attendance were town staff members: Teri Dimsey, Recording Secretary, DeAnn Adler, Plans Reviewer, Jackie Post, Fiscal Clerk, Laschelle McKay, Town Administrator, also Billy Mehaffey, from Mehaffey and Associates, Dean Beck, from Beck Enterprises and Dick Meyers from the Baynet. A complete list of other attendees is available on file at the Leonardtown Town Office.

Member Moulds called the meeting to order at 4:00 p.m. The minutes for the January 22, 2013 meeting were presented for approval.

Member Candela moved to approve the January 22, 2013 minutes as submitted; seconded by Member Schultz, no further discussion; motion passed unanimously.

Town Administrator's Report:

Ms. McKay discussed items that were on the Town Council agenda for the month of April (see the April 8th Town Council meeting minutes for more detail).

New Business:

Case # 38-06 – The Sterling House Project – on Washington Street in downtown Leonardtown. Tax Map 133, Block 4 Parcels 474, 476 & 477 – Request for final site plan approval.

Applicant: Mr. Dean Beck
Engineer: Mehaffey and Associates, PC
Zoning: Commercial Business (C-B)

Ms. Adler introduced the project, the applicant Mr. Dean Beck, and the engineer, Mr. Billy Mehaffey. She stated that she was going to start by giving a brief synopsis of the history of the Sterling House project. The project began in 2006, long before some of our newer members came onboard. A full history of this property was included in the board member's staff report.

On May 15, 2006 this project came before the P & Z Board for a change of use from residential to commercial restaurant (in the old Sterling House) and a concept plan approval for a new proposed office building in the rear of that property. It received concept approval at that time.

On September 18, 2006, Mr. Beck came back before the P & Z Board with a revised concept plan. This plan added two new office buildings (Buildings #2 and 3) on Washington Street that would house office space on the back parking level, retail space on the street level and residential units on the top floor and got rid of the office building at the rear of the property. The Sterling House building would remain as a restaurant. This project received concept approval.

On February 20, 2007, the project again came back before the P & Z Commission with a revised concept plan because Mr. Beck had acquired additional land. This new site plan showed an additional 3 story – 13,500 s.f. building (Building #4) and additional parking. There was some discussion regarding the setback concerns of the neighbor, Mr. Aiken and the project received concept approval to add the additional building and parking spaces. The applicant was directed to come back before the board with architectural drawings for final site plan approval.

On March 19, 2007, the project came back before the P & Z Commission for final site plan approval for the restaurant and parking lot part of the project only and revised concept approval for the whole site. Mr. Beck also accommodated the Board's suggestion, and the two buildings along Washington Street (Buildings #2 and 3) were moved back to improve Mr. Aiken's sight lines and alleviate his concerns. The board granted final site plan approval for the restaurant and parking lot and revised concept approval for the whole project.

On April 21, 2008 the project again came before the P & Z Board for a minor subdivision request to some of the lot lines and final plat approval. This request was approved.

On November 17, 2008 the Sterling House Project came back for a revised final plat approval for the whole project (the 4 parcels). The approval was granted. The parcel with the original Sterling House (that would become the restaurant) and the parking lot behind it had already been given final site plan approval in March 2007 and had been built. The rest of the site had not received final site plan approval at that time, but it did have plat approval.

Last October 15, 2012 the project came in once again for an extension in the concept plan approval because the original approval was about to expire. Nothing had changed on the plans after Nov. 17th, 2008. This extension was granted.

Most of the minutes for these meetings were included in the board's information packets.

Due to the new stormwater management regulations adopted on Dec. 13, 2010 the stormwater administrative waiver for this project will expire if final site plan approval is not received by May 4,

2013. That is why the project is back today to get final site plan approval for the rest of the project. To meet the stormwater management deadlines for grandfathered projects, the pad sites for the buildings will remain grass for filtration and the remaining stormwater management and parking for the entire project will be built by the May 4, 2017 deadline. Mr. Beck or another applicant, if the individual parcels are sold, will have to come back to this board for building architectural approval before beginning construction.

Ms. Adler then asked if Ms. McKay or Mr. Beck or Mr. Mehaffey had anything further that they wanted to add.

Ms. McKay stated that for those board members who were new, the area behind the Sterling house had a very large gully that was eroding very badly, and the town worked with State Highway and different people over the years to find a solution to correct its issues. When Dean bought the property he incorporated fixing that area into his stormwater management plans, and so has not only corrected the problem in that gully on his property, but in fact has corrected the problems in an even larger area. The improvements are functioning very well now, and we really don't want to go back to the drawing board and have to redesign the stormwater management all over again. He would like to just complete the rest of the stormwater management as approved last October.

Chairperson Moulds stated again that there had been no other changes to the project since its re-approval last October.

There were no further questions or comments.

Member Candela made a motion to approve the request for final site plan approval for the rest of the project, pending architectural approvals for the individual buildings (forthcoming at a later date). Member Earhart seconded the motion. No further discussion. Motion passed unanimously.

Review of Monthly In-House Permits – No comments

Member Candela asked about the issue that came up at the last meeting regarding Mr. Shepherd's concerns regarding runoff from Leonard's Grant onto his property. Ms. McKay stated that Town Staff had met with Mr. Shepherd out at his property and the issue has been closed.

Review of Approved Town Council Meeting Minutes – No comments

Member Moulds entertained a motion to close the meeting. Member Earhart made the motion, and it was seconded by Member Sterling, no further discussion, motion passed unanimously. Meeting ended at 4:10 pm.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Christy Sterling, Member

Laura Shultz, Member

Thomas Collier, Alternate

Heather Earhart, Member