



# Commissioners of Leonardtown

41660 Courthouse Drive  
P. O. Box 1, Leonardtown, Maryland 20650

301-475-9791 • FAX 301-475-5350  
leonardtown.somd.com

DANIEL W. BURRIS  
Mayor

LASCHELLE E. MCKAY  
Town Administrator

**Commissioners of Leonardtown**  
**Leonardtown Planning and Zoning Commission Meeting**  
*August 19, 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 and Laschelle McKay, Town Administrator; also Mr. Marvin Oursler and Mr. Rick Bailey from Marrick Homes and Mr. Jonathan Blasco and Mr. Wayne Davis, representing the Davis Office Park Project, 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 May 20, 2013 meeting were presented for approval.

**Member Candela moved to approve the May 20, 2013 minutes as submitted; seconded by Member Sterling, 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 August (see the August 12<sup>th</sup> Town Council meeting minutes for more detail).

**Old Business:**

**Case # 14-05 - Clark's Rest Project - Tax Map 127, Parcel 514, Grid 1** – Request for recommendation to the Town Council for minor site plan modifications and request for architectural approval of home elevations.

Ms. Adler introduced the project, stating that the Clark's Rest project received final site plan approval recommendation from P & Z on Feb. 21, 2012 and from Town Council on March 12, 2012 and has begun construction. At this time Marrick Homes would like to show the Board

their designs for the entryway and signage, decorative paving in certain key spots of the development, some small gazebos and trellis's, and a passive walking and bike trail throughout the development. Additionally they are requesting a positive recommendation to the Town Council for a change in the original site plan in the area known as the Village Green. They have added facilities which include a pool, clubhouse, tennis court, basketball court, playground area, additional parking for the park, and an open lawn area (see the enclosed drawings). In addition, Marrick Homes is asking for approval from this board for the different home elevations planned for sale in this community.

Ms. Adler then introduced Mr. Marvin Oursler from Marrick Homes, who gave a brief presentation on the amenity designs mentioned above and the changes to the Village Green area.

Mr. Collier asked if a sidewalk was planned along Route 5. The answer was yes, one was planned. He also asked about the slope next to the Gough Property, he said it was pretty steep right now and he wondered what their plan was to fix that area. Mr. Oursler replied that that area would be graded and stabilized. Ms. McKay stated that DPW and Soil Conservation had approved plans for that area and that Tony will ensure they are followed.

Member Sterling asked what was in the Village Green area before. Mr. Oursler answered that it was originally just an open green space.

Ms. Adler asked what the final height of the Clark's Rest signage would be. The answer was eight feet.

Next, Mr. Oursler gave an overview of the home elevations that Marrick was asking approval for. He stated that several home elevations had previously been approved by this board at the time of site plan approval and that these shown today are additional home types that they hope to sell at this project. There would probably be a few more added at a later date, as well as the Townhome architecturals.

Mr. Collier asked for clarification of where these homes would be located on the project. Mr. Oursler stated that these homes would be located around the perimeter edges of the project on the bigger estate lots.

Member Candela and Member Moulds asked questions regarding the phasing for the project. Mr. Oursler outlined the phasing and stated that the recreation area would be built in a later phase, probably Phase 2 or 3.

Member Candela asked if the work across Route 5 from the entrance to this project, was that Marrick's work or someone else's? Mr. Oursler replied that it was Marrick's project, they are laying sewer pipe under Route 5 to connect to the existing sewer.

There were no further questions or comments.

**Member Earhart made a motion on the recommendation to forward to the Town Council - for approval of the recreational site plan modifications planned for the Village Green area, as submitted.**

**On the second motion - requesting approval of the home elevations as submitted, she also made a motion to approve. Member Schultz seconded both motions. No further discussion. Motions passed unanimously.**

**New Business:**

**Case #17-13 (A) – The Davis Office Park Addition – 23511 Hollywood Road – Tax Map 032, Block 12, Parcel 342 - Request for concept plan approval and a variance request recommendation.**

Ms. Adler introduced the project, stating that the applicant, Mr. Davis, is requesting permission to build a third office building on his property. This property was annexed into the town at last week's Town Council meeting and the annexation will not take effect for 45 days, which will be on September 26, 2013. The motion should be contingent on that. The new building will be a one story, 35 feet in height and 11,520 square feet in size, that will match the other two existing buildings on the site. The sizes of the other two buildings are 9,796 and 9,300 square feet.

In Commercial-Office zoning, the maximum allowable building size is 10,000 s.f., so this building is slightly larger than that by 1,520 s.f. Because of that, Mr. Davis is also asking for a recommendation from this board to be forwarded to the Board of Appeals for this variance request. Mr. Davis stated that the reason the building needs to be this particular size is that he has a medical services group already committed to leasing this space that requires exactly this size building and won't accept anything smaller.

The building's required setbacks have been met. The parking requirement has been met at 1 space per 300 square feet of building which equals 39 spaces, and the required 3 handicap spaces have been provided. Mr. Davis is actually providing 68 new spaces. Mr. Davis feels the additional spaces are needed because for a medical office project the need for parking is greater than for other office uses. All of the new parking spaces on this plan are to be built with pervious paving material to help meet the stormwater management requirements on the site.

This is just a concept approval request at today's meeting. If granted, the project would then go through the Board of Appeals process for the size variance, and if approved, would then obtain all the necessary permitting agencies approval and final engineering plans would be finished. The project would then come back before this board for final site plan approval. At that point any technical changes, concerns, or comments would be addressed.

Ms. Adler then introduced the engineer for this project, Mr. Jonathan Blasco and Mr. Wayne Davis, owner of the property.

Member Candela asked why our code has the size of the building set at 10,000 sf. Ms. McKay answered that she had looked it up and the code changed in 2004, but she was not sure why.

Member Candela asked if there was public water and sewer in that area. Ms McKay answered that yes, there is. The reason Mr. Davis needed annexation into the town is that there is no more sewer capacity at Metcom at this time. There is an annexation agreement that is signed by Mr. Davis that states that he will be connecting to the Town sewer, but right now he will not be connecting to public water since he has a well. The existing two buildings have a sewer connection through the Metcom side, they have allocations within our plant already, which will be transferred over to the town also. It is one additional EDU.

**On the first motion - requesting concept approval of the Davis Office Park as submitted, Member Candela made a motion to approve, contingent on the annexation of this parcel taking effect on September 26, 2013. Member Sterling seconded that motion. No further discussion. Motion passed unanimously.**

**On the second motion - Member Candela made a motion on the recommendation to forward to the Board of Appeals - to approve the increase in square footage of the office building to 11,520 square feet, seconded by Member Schultz. 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 Earhart made the motion, and it was seconded by Member Sterling, no further discussion, motion passed unanimously. Meeting ended at 4:45 pm.**

Respectfully Submitted:

\_\_\_\_\_  
DeAnn Adler

**Approved:**

\_\_\_\_\_  
Jean Moulds, Chairperson

\_\_\_\_\_  
Jack Candela, Member

\_\_\_\_\_  
Christy Sterling, Member

\_\_\_\_\_  
Laura Schultz, Member

\_\_\_\_\_  
Thomas Collier, Alternate

\_\_\_\_\_  
Heather Earhart, Member