



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
February 18, 2014 ~ 4:00 p.m.

Attendees: Jack Candela, Member
Laura Schultz, Member
Christy Sterling, Member
Heather Earhart, Member

Absent: Jean Moulds, Chairperson
Tom Collier, Alternate

Also in attendance were town staff members: Teri Dimsey, Recording Secretary, Jackie Post, Fiscal Clerk, DeAnn Adler, Town Planner, Dan Burriss, Mayor and Laschelle McKay, Town Administrator; also Mr. Marvin Oursler from Marrick Homes, Keith Ulrich from COA, Inc. and Dick Myers from the Baynet. A complete list of other attendees is available on file at the Leonardtown Town Office.

Member Candela called the meeting to order at 4:00 p.m. The minutes for the January 27, 2014, meeting were presented for approval.

Member Schultz moved to approve the January 27, 2014 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 preceding month (see the Town Council meeting minutes for more detail).

New Business:

Ms. Adler introduced the one item on today's meeting agenda – **Case #14-05, the Clark's Rest Project – Marrick Homes – Point Lookout Road – Tax Map 127, Parcel 514, Grid 1 – Site Plan Modifications**. She stated that last Friday the board received a packet of information from Marrick Homes outlining the changes they would like to bring before the Commission today. Those include the approval of a new single family model home design, approval of several townhouse designs, a request to reduce the width of the neighborhood sidewalks from 5 feet to 4 feet, and a request to change the house type on lots 12 – 25 from neo-traditional to traditional. She gave a little background

information on the Clark's Rest Project, stating that the Clark's Rest Project received final site plan approval from the Town Council on March 12, 2012 and has begun Phase 1 and has also received their first four building permits for single family homes at this time. Marrick came back before the Town Council on September 9, 2013 to request the addition of recreational amenities to be added in the Village Green area, walking trails throughout the project and requested additional home elevations for approval. These changes were all approved at that time. She also stated that she wanted to add one additional note regarding the request to change the size of the sidewalks from 5' down to 4'. She measured the sidewalks in her neighborhood, Wildewood, for reference, to see what those sidewalks widths were and they measured 4'. Those sidewalks allow 2 people to walk comfortably side by side. She then introduced Marvin Oursler from Marrick Homes.

Marvin gave a quick update on the building progress of the project to date. The main pond in the front is completed, the pond in the back is about 90% done and Doctor's Crossing Road is waiting for good weather so that they can get that paved. The model home has a building permit pulled and construction on that should be done by June 1st. The pump station should be completed in June also. They are about 60% done with the utility installations and about 60% of the earthwork is done also, that includes the asphalt and the curb and gutter. The area by the entrance on Point Lookout Road will start as soon as the weather improves.

He then introduced the single family model home – the St. Mary's Model, which they are requesting approval of today. As there were no questions or discussion regarding the single family home, Marvin then moved on to the townhouse designs. The end unit will be called the Callaway, which is side-loaded, and the Compton, which will be the interior units. All of the units have the garages in the rear of the townhome. The Callaway unit will have an elevator option, which should appeal to older residents. The units are 24' wide and three stories high. A few questions were asked by the board and then Marvin moved on to the sidewalk size reduction issue.

Marrick is asking to reduce the size of the sidewalks that run in front of the homes (not the bike paths) from 5' wide to 4' wide. This request is being made as a cost saving measure because they have added so many linear feet of walking trails around the project since the project was originally designed. Keith Ulrich referenced a letter he had written the board regarding ADA code requirements and passing areas every 200' for strollers and wheelchairs.

Ms. Adler asked how they would transition from the 5' sidewalks in Leonard's Grant to the 4' sidewalks in Clark's Rest. Marvin stated that they will look at that transition when they build that area. The bike/walking path behind the homes will be asphalt. The sidewalks located street side will be concrete.

Next Mr. Oursler presented the mailbox design. This item did not require a motion by P & Z to approve; it was just for information purposes only.

The last item presented was the 13 neotraditional homes on the left side of Clark's Rest Road that Marrick Homes would like to change to traditional homes, with garages and driveways located in the front of the homes, and that would now back out into Clark's Rest Road instead of

the alley behind. The front of the homes would still face Clark's Rest Road, but would move back a little bit, they would mirror the ones across the street. There were no further questions.

Attachment #1 - A motion was made by Member Earhart to approve the single family model home, the St. Mary's, as presented today. Motion was seconded by Member Schultz. No further discussion, motion passed unanimously.

Attachment #2 - A motion was made by Member Sterling to approve the townhouse designs presented today – the Compton and the Calloway. Motion was seconded by Member Schultz. No further discussion, motion passed unanimously.

Attachment #3 - A motion was made by Member Schultz to approve the reduction in sidewalk size from 5 feet to 4 feet in front of the homes (streetside) as presented today and with the ADA requirements as required. Motion was seconded by Member Sterling. No further discussion, motion passed unanimously.

Attachment #5 - Member Schultz made a comment that she is concerned about the extra amount of traffic backing out onto the main entrance, and also about residents parking on the main road into the project, if this change is approved. Also the trash cans would be set out along the main road on trash day.

Marvin stated that the reason for the change request is that the traditional home styles sell about 2 to 1 better than the neo-traditional homes. It seems that everyone wants the bigger back yard and more privacy provided by the traditional design. He gave some statistics to prove this. So obviously this is what people want, he stated.

Ms. McKay stated that no on-street parking will be allowed on Clark's Rest Road. Mr. Oursler stated that there will be several guest parking spaces provided along the side streets. Member Schultz stated that it was too bad that the change couldn't be made somewhere besides on the main road into the project, where the most traffic will be. Ms. McKay stated that trash could still be picked up behind these homes on the alley way, instead of on the main road. Mr. Oursler said that they are looking at ways to improve the design of the neo-traditional homes, by putting the garages under the homes so that bigger backyards are provided. The neo-traditionals sell better in denser urban areas. Mr. Candela asked who would enforce the no parking on Clark's Rest Road. Ms. McKay said the Town Deputy would have the authority to enforce it.

Attachment #5 - A motion was made by Member Earhart to approve the change for lots 12 – 25 from neo-traditional to traditional single family homes, with the garages located in the front of the homes now, as presented today. Motion was seconded by Member Sterling. No further discussion, motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Member Candela entertained a motion to close the meeting. Member Shultz made the motion, and it was seconded by Member Sterling, no further discussion, motion passed unanimously. Meeting ended at 4:30 pm.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Christy Sterling, Member

Laura Schultz, Member

Thomas Collier, Alternate

Heather Earhart, Member