



# 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**  
*April 21, 2014 ~ 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, Jackie Post, Fiscal Clerk, DeAnn Adler, Town Planner, and Laschelle McKay, Town Administrator; also Mr. Billy Mehaffey from Mehaffey and Assoc. A complete list of other attendees is available on file at the Leonardtown Town Office.

Chairperson Moulds called the meeting to order at 4:05 p.m. The minutes for the February 18, 2014, meeting were presented for approval.

**Member Earhart moved to approve the February 18, 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 **Case #20-13 A, the Marcey House Parking Expansion Project – 41550 Doctor's Crossing Road** – stating that the applicant, St. Mary's Hospital, is requesting approval of a concept plan to expand the parking lot in front of the building by 19 spaces to accommodate the new use of the building as an educational simulator. This building is separate from the main hospital building and is located on the west side of the hospital campus. These new 19 spaces would be added to the existing 27 spaces, making a total of 46 spaces for this building. The

hospital feels that they need these extra spaces to accommodate the new use of this building. This will allow parking for 9 employees/instructors and 37 students. They have added the required number of additional trees, lighting, extended the sidewalk and provided a new storm water management area for water runoff.

Ms. Adler introduced Mr. Billy Mehaffey, who was representing the hospital and to answer questions regarding this project.

Ms. Earhart asked what exactly the educational simulator was used for. Mr. Mehaffey stated that he was not that familiar with the project, he was filling in for Jonathan Blasco who wasn't able to make it to the meeting today, but he would find out and send an email to Ms. Adler who could distribute the answer to the P & Z members. He would assume though that it was some kind of classroom for adult learners who would probably each drive themselves, separately, to the building, thus the need for one parking space per classroom seat.

Ms. McKay stated that according to the Leonardtown code for a private educational facility, you only need one space per 10 students, but they have added significantly more than that because they are adult students.

Member Sterling asked if it was possible to connect the new parking lot to Dr. Cox's parking lot next door, to improve traffic flow. Mr. Mehaffey pointed out that Dr. Cox would lose several parking spaces if that were to happen, the two lots are not connected now, it might affect the drainage of the area because there is a swale there now between the two properties, and because the two properties are owned by two separate owners, this would be very difficult to implement.

**Member Earhart moved to approve the concept plan for the expansion of the parking lot by 19 spaces as submitted; seconded by Member Schultz, no further discussion; motion passed unanimously.**

Ms. Adler introduced the next item on the agenda - **The Maryland Department of Planning's Annual Report for Calendar Year 2013**. She stated that this was a report she is required to submit every year, usually due July 1<sup>st</sup> for the preceding year. This year because the town had less than 50 new residential building permits issued, she will be able to submit the short version of the report. The report shows only 3 new residential building permits were issued in 2013. That is because all of the remaining building permits for Leonard's Grant were pulled in September 2012 in order to avoid having to meet the new residential sprinkler law for QBH's remaining homes. These remaining permits were listed in the 2012 report to MDP. Now, as a lot is sold in Leonard's Grant, only a revised building permit is pulled for it.

There were no questions or comments regarding this report.

**Member Schultz moved to approve the Calendar Year 2013 MDP Annual Report as submitted; seconded by Member Earhart, no further discussion; motion passed unanimously.**

**Review of Monthly In-House Permits** – A question was brought up regarding what a revised building permit was. Ms. Adler explained that was, as stated earlier, because QBH pulled all its remaining building permits in 2012. So now when they sell a home they come in for a revised

building permit that reflects what will actually be built on that site and pay any additional building permit fees as needed. There was also a discussion on the traffic patterns and the future light on Route 5 in front of the Clark's Rest Entrance.

**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 Schultz, no further discussion, motion passed unanimously. Meeting ended at 4:25 pm.**

Respectfully Submitted:

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

**Approved:**

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

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

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

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

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

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