



# 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 *October 17, 2016 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Heather Earhart, Member  
Laura Schultz, Member  
Christy Hollander, Member  
Jack Candela, Member  
Tyler Alt, Alternate Member

Absent: None

Also in attendance were Town Administrator, Laschelle McKay and Town staff members Teri Dimsey, Recording Secretary; and Jada Stuckert, Planning & Zoning Assistant.

Other persons present were Kirk Bonnevier, Tom Collier, and Dr. Winnick. Sign-in sheets for this meeting are on file at the Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of September 19, 2016 meeting were presented for approval.

**Member Earhart moved to approve the September 19, 2016 minutes as presented; seconded by member Candela. There being no further discussion, the motion passed unanimously.**

### **Town Administrator's Report:**

Ms. McKay gave an overview of the October 10<sup>th</sup> Town Council meeting indicating the Council approved the Concept Plan for Meadows at Town Run Subdivision with 107 lots. Signed letters of support for the Rex to change liquor license from a class B to a class D license and for Crazy-For-Ewe to obtain a license to serve beer and wine during classes. The Council also authorized a RFP for appraisals on Town Properties that the Town is considering putting up for sale, there will be a public hearing on the matter at the November 14<sup>th</sup> meeting. Lastly, the Council approved the extension of the snow removal contract.

**New Business:**

**PUBLIC MEETING**

**Case #46-16 Bonnevier PIRD – 22565 Washington Street**

Request for Planned Infill and Re-development District recommendation to Town Council

Owner:	Kirk and Terry Bonnevier
Surveyor:	Chesapeake Trails Surveying, LLC
Contractor:	Corey Alan Homes
Property:	Tax Map 133, Parcel 319
Total Land Area:	12,930 sf
Zoning:	R-SF with Critical Area IDA Overlay

Ms. Stuckert gave an overview of the request for a planned infill and re-development district overlay at 22565 Washington Street on wharf hill. The Bonnevier's are proposing to demolish the existing home which is in disrepair and rebuild a single family home. The request for a PIRD overlay is to reduce the rear yard setback from 25 feet to 9.62 feet at the closest corner of the house. There are no homes located behind the property. The property is located in the Critical Area therefore the owners will be required to mitigate with plantings. All other requirements are being met.

Town Council referred the project to Planning Commission at their October meeting. The Planning Commission, after holding a public hearing, will make recommendation back to Town Council. Town Council will then hold a public hearing and make a final decision on the project.

Ms. McKay explained the purpose of the PIRD overlay, indicating that it is to encourage re-development of sites and buildings that are in deteriorated and/or dilapidated condition. Member Hollander asked if the PIRD had a required setback. Ms. McKay answered, no. The purpose of the PIRD is to relax the setbacks, so the Planning Commission can set them as they see fit. Member Earhart asked if anyone could build on the property behind the Bonnevier's. Ms. McKay answered, no, that property contains a large ravine. Member Hollander asked about the difference between a PIRD and a variance. Ms. McKay indicated the PIRD is a floating zone that allows the Planning Commission to relax certain standards without going through the variance process. The variance process is more expensive and just as time consuming.

Chairperson Moulds entertained comments from the public. Dr. Winnick of Washington Street stated he is 100% in support of the project. Mr. Tom Collier of Washington Street indicated he agrees with Dr. Winnick and is in support of the project.

**Chairperson Moulds entertained a motion. Member Hollander made a motion to recommend approval to Town Council and Member Candela seconded. There being no further discussion, the motion passed by a 5-0 vote.**

**Review of Monthly In-House Permits** – No comments

**Review of Approved Town Council Meeting Minutes** – No comments

**Chairperson Moulds entertained a motion to adjourn the meeting. Member Candela made the motion; seconded by Member Hollander. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:13 p.m.**

Respectfully submitted:

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Jada Stuckert, Planning & Zoning Assistant

Approved:

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Jean Moulds, Chairperson

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Laura Schultz, Member

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Christy Hollander, Member

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Heather Earhart, Member

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Jack Candela, Member