



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 May 15, 2017 ~ 4:00 p.m.

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

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

Other persons present were Wayne Hunt, Little Silences Rest, Inc.; Wayne Davis, W.M. Davis Development, LLC; Geraldine L'Heureux and Jessica L'Heureux, Shepherd's Old Field; and Jeff Brown of Clark's Rest. 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 March 20, 2017 meeting were presented for approval.

Member Candela moved to approve the March 20, 2017 minutes as presented; seconded by member Schultz. There being no further discussion, the motion passed by a 5-0 vote.

Town Administrator's Report:

Mrs. McKay gave overviews of the April and May Town Council meetings. In April the council reviewed bids for the Town owned surplus property and accepted bids for the Church Street and Courthouse Drive properties. Work has been completed on the Fenwick Street SMECO pole clean-up project.

In May, council review and approved the 2018 budget ordinance leaving the tax rate the same. Council applied for and received a Community Parks & Playground grant for improvement to Miedzinski Park in a joint effort with St. Mary's County Government.

Old Business:

Case No. 36-15

**Orchard Hills, Fenwick St. Map 133, Adjusted Parcel 482
Request for Final Site Plan Approval**

Owner: Annewayne Investments, LLC
Developer: W.M. Davis Development, LLC
Engineer: Wayne Hunt, Little Silences Rest, Inc.
Project Size: 1.361 acres +/-
Zoning: R-MF
Critical Area Overlay
LDA Limited Development Area

Ms. McKay presented the staff report indicating the Planning and Zoning Board held a public hearing on July 20, 2015 and sent a favorable recommendation for rezoning to Town Council. The property was rezoned from R-SF to R-MF in August 2015. The remaining acreage of parcel 482 is sufficient for the development of one building consisting of four townhomes.

There are steep slopes on the property as well as critical area overlay, the developer has gone through in-house Critical Area Review to meet the requirements for steep slopes. This property does meet the required set-backs, parking and open space requirements.

The property is currently heavily buffered from surrounding properties. The developer will clear a small space for stormwater management purposes however will replant the total site with 41 trees and 54 shrubs.

The project received Soil Conservation District final approval on April 10, 2017 and Department of Public Works and Transportation final approval on May 1, 2017.

Wayne Davis indicated State Fire Marshal approval is not required for this project. Ms. McKay indicated during concept approval buffering and lighting were the major concerns which have been addressed. Mr. Davis stated the property is heavily buffered and more plantings will be done to mitigate the small amount of clearing that will take place.

Chairperson Moulds entertained a motion. Member Schultz made a motion to approve case #36-15 Orchard Hills final site and architectural plans for a 3,200 sq. ft. Four Unit Townhome and Member Candela seconded. The motion passed by a 5-0 vote.

**Case No. 4-16 Leonardtown Volunteer Fire Dept. Museum, 22750 Lawrence Ave.
Request for Final Site Plan Approval**

Applicant: Leonardtown Volunteer Fire Department
Engineer: Wayne Hunt, Little Silences Rest
Contractor: CMI General Contractors, Inc.
Land Area: 1.70 acres
Project Size: 10,072 sq. ft.
Zoning: C-B

able to support pop-up vendors on weekends, food trucks, and possible theatre activities. Chairperson Moulds stated it is going to be nice to revitalize this area of Leonardtown. Member Earhart asked about the timeline of the project and if a beer garden would be one of the vendors. Ms. L'Heureux stated she is working with her Architect and Contractor to hopefully have some of the vendors up and running by August. She has been in contact with a local brewer however licensing takes longer with breweries. This possibility is not being ruled out. Member Hollander asked about the parking. Ms. McKay stated the parking regulations are currently being met but other options are being looked at for when the business expands.

Case No. 25-17 **College of Southern Maryland, Maintenance Building**
Request for Concept/Final Approval

Owner: College of Southern Maryland
Contractor: W.M. Davis, LLC
Engineer: J Hopson Consulting, LLC
Land Area: 37.49 acres (entire site)
Project Size: 1,440 sq. ft.
Zoning: I-O

Ms. McKay presented the staff report indicating the applicant is requesting both concept and final site plan and architectural approvals. Due to the small size of the project, staff sees no issue in reviewing and or granting concept and final approval at the same time. The project is a 30'x48' maintenance building with a concrete apron in front of the doors. The maintenance building will need to make a sewer connection for a utility sink (mop sink) and will tap off existing building A for a small water line.

Currently there are two sheds in the proposed location of the maintenance building. One shed will be removed from the property and the other will be relocated to the east side of the maintenance building as shown on the site plan sheet five. The façade will be brick on three sides to match the façade of existing buildings. The fourth side will be traditional siding.

To date, Soil Conservation District or Department of Public Works and Transportation approvals are pending. Fire Marshal approval is not required.

Chairperson Moulds entertained a motion. Member Earhart made a motion to approve case #25-17 College of Southern Maryland Maintenance Building concept/final site plan and architectural pending approvals from the Soil Conservation District and Department of Public Works and Transportation and Member Hollander seconded. The motion passed by a 5-0 vote.

Other Business:

None

Review of Monthly In-House Permits – No comments

Chairperson Moulds entertained a motion to adjourn the meeting. Member Hollander made the motion; seconded by Member Schultz. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:45 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Christy Hollander, Member

Heather Earhart, Member

Jack Candela, Member