



Commissioners of Leonardtown

22670 Washington Street
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 16, 2018 ~ 4:00 p.m.

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

Also, in attendance were Town staff members Dan Burris, Mayor; Laschelle McKay, Town Administrator; Jada Stuckert, Planning Assistant; Beth Sandberg, Office Manager; Jackie Post, Fiscal Clerk; and Teri Dimsey, Recording Secretary.

Other persons present were Rick Bailey of Marrick Properties, Inc. Sign-in sheets for this meeting are on file at the Town Office.

President Moulds called the meeting to order at 4:03 p.m. Jack Candela was not present. The minutes of March 19, 2018 meeting were presented for approval.

Member Shultz moved to approve the March 19, 2018 minutes as presented; seconded by member Hollander. There being no further discussion, the motion passed by a 5-0 vote.

Town Administrator's Report:

Mrs. McKay gave an overview of the April Town Council meeting.

New Business:

Case No. 14-05 Clark's Rest – Point Lookout Road – Tax Map 127, Parcel 514
Request for site plan modifications.

Owner: Calvert, LLC
Contractor: Marrick Properties, Inc.
Engineer: Collinson, Oliff & Associates, Inc.
Property: Tax Map 127, Parcel 514
Land Area: 177.3 (Entire property)

Zoning: PUD-M

Mrs. Stuckert gave an overview of the request stating Clark's Rest subdivision received final site plan approval from the Town Council in March of 2012. Marrick has since requested additional changes to the approved site plan, the last amendment taking place in February of 2014.

Marrick Properties is currently requesting changes to the approved site plan for portions of Phases 2A, 3, and 4 of Clark's Rest subdivision. The plan submitted shows lots to be converted from alley driveway access to front driveway access which are highlighted in yellow.

NOTE: Member Candela arrived.

Sixty-six (66) lots are being converted from alley access to front access driveways and include single family homes only. No Townhomes are proposed for change and the alley and road configurations will remain the same. Staff requested that the completion of Lindsay Drive be included in Phase 3 to help meet the State Highway Administrations signal warrants. Marrick has agreed to this change. Staff has confirmed that no address changes will need to take place and agree with the requested changes.

Mr. Rick Bailey explained that buyers are looking for the more traditional style homes with the driveway in front to accommodate for a larger back yard area. In approving this modification Marrick has agreed to accelerate the completion of Lindsay Drive's connection to the Leonard's Grant subdivision. Another reason for the request is the slope of the area which would require rear driveways to be set at a 15% grade which is simply too steep. Member Moulds asked what the grade of a typical driveway is? Mr. Bailey indicated the typical grade of a driveway is no more than 10%.

Member Earhart expressed concern with owners backing out of driveways onto Lindsay Drive. Mr. Bailey explained that Lindsay Drive has a clear line of sight and the Homeowners Association has covenants that do not allow for on-street parking. Mayor Burris indicated that the connection of Lindsay Drive to Leonard's Grant is necessary in negotiating traffic lights on Routes 5 and 245. Mrs. McKay indicated the speed limit would be posted at 25 mph. Member Earhart asked if Leonard's Grant is aware that the connection will be happening sooner rather than later. Mrs. McKay indicated they are not aware as we wanted to get Planning and Zoning approval prior to contacting them however that connection has always been planned.

Member Earhart made a motion to approve the request for site plan modifications to convert 66 lots from alley access driveways to front access driveways for Case No. 14-05 Phases 2A, 3, and 4 and Member Candela seconded. The motion passed by a 5-0 vote.

Other Business:

None

Review of Monthly In-House Permits – No comments

President Moulds entertained a motion to adjourn the meeting. Member Hollander made the motion; seconded by Member Candela. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:20 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

Tyler Alt, Alternate Member