



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 18, 2020 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Member
Chris Jeys, Member
Andrew Ponti, Member
Heather Earhart, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; Jada Stuckert, Planner; and Teri Dimsey, Executive Secretary. Other persons present were Brian Brookhart of CMI and John Edwards of Quality Built Homes. Sign-in sheets for this meeting are on file at the Town Office.

President Moulds called the meeting to order at 4:00 p.m. *Member Jeys made a motion to approve the minutes of September 16, 2019 and Member Ponti seconded. The minutes were approved by a 5-0 vote.*

Town Administrator's Report:

Mrs. McKay gave an overview of the January thru May Town Council meetings.

New Business:

Case No. 100-15 Meadows at Town Run – Wathen Farm
Request for Phase Two Final Site Plan Recommendation

Owner: Quality Built Homes
Engineer: Soltesz
Property: 23464 Hollywood Road; Tax Map 32, Parcel 175
Land Area: 73.2 acres
Zoning: PUD-M

Town Planner Stuckert gave an overview of the project stating P&Z gave the project a favorable recommendation to Town Council on 9-19-16 and Town Council approved the concept site plan on 10-11-16. The subject property is located on the east side of MD Route 245 and is better known as the Wathen Farm. The farm was annexed into the town in August 2015.

Phase two (2) contains 47 single family home lots, a pavilion, play field, and playground area for outdoor activities and open space. Phase two (2) only contains two additional roads; Daffodil Court and Meadow Street. Meadow Street will be stubbed for future connection to the Wilkerson farm at a future date. As with Phase one (1) the architecture will mimic that of the Leonard's Grant subdivision models. The site is fairly flat in the western and central portions of the site then slopes down sharply to a stream valley and floodplain area along the eastern boundary. The majority of the steep slopes on the site occur adjacent to the stream channel. A low-lying area associated with a wetlands system is present in the south-central portion of the site. Lighting and landscaping will remain consistent with Phase one (1) of the subdivision.

To date, approvals have been received from DPW, Town Capital Projects Coordinator, Town Utilities Superintendent, and SCD.

Mr. Brookhart gave an overview of the project clarifying the steep slopes, existing trees and the goal is to only develop the existing open areas without disturbing any more of the trees on the site. Mr. Edwards described the existing wildlife in and around the existing pond stating that the wetlands have been properly protected with much forest conservation area surrounding the property as well as the Town Run waterway.

Member Earhart asked if the pool and clubhouse is included in this phase. Mr. Edwards indicated that is not enough space in this phase however the pool and clubhouse would be included in a future phase when connecting to the Wilkerson Farm. Edwards explained the connection to the Wilkerson Farm has been scaled back due to steep slopes however there will be walking paths and a golf-cart/bike path to cross from the Wathen Farm to the Wilkerson Farm when the time comes.

Member Schultz asked how the water from the backyards along the Town Run watershed is being collected. Mr. Edwards explained that each parcel has its own bioswale with plantings which catches the excess runoff prior to leaving the property or hitting the Town Run Watershed.

Chairperson Moulds entertained a motion on the project. Member Earhart made the motion to send a favorable recommendation for Case No. 100-15, Meadows at Town Run, Phase 2 Final Site Plan to Town Council and Member Jeys seconded. The motion passed by a 5-0 vote.

MDP 2019 Annual Report

Town Planner Stuckert gave an overview of the 2019 Maryland Department of Planning Annual Report.

Chairperson Moulds entertained a motion on the project. Member Earhart made a motion to approve the 2019 Maryland Department of Planning Annual Report and allow Ms. Stuckert to send the report to the Maryland Department of Planning and Member Schultz 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 Ponti made the motion; seconded by Member Schultz. There being no further discussion, the motion passed by a 5-0 vote. The meeting was adjourned at approximately 4:25 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Andrew Ponti, Member

Heather Earhart, Member

Chris Jeys, Member