



# 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 July 20, 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 Jim Gotsch of Soltesz, Phil Mackey of WSP, Bill Hasson of SMNC, Marry Ann Thompson of SMCDRS, Major Mike Merican of SMCSO, Gary Whipple of DPWT, and Annette Hodges of St. Mary's Nursing Center. 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. *Member Schultz made a motion to approve the minutes of May 18, 2020 and Member Earhart seconded. The minutes were approved by a 5-0 vote.*

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

Mrs. McKay gave an overview of the June and July Town Council meetings.

### **New Business:**

**Case No. 37-20      MedStar St. Mary's Generator Project – 25500 Point Lookout Road**  
Request for Architectural approval of a 1,066 sq. ft. building.

Owner: Saint Mary's Hospital of Saint Mary's  
Engineer: Soltesz, Inc.  
Property: 25500 Point Lookout Road, Tax Map 16, Parcel A3  
Land Area: 32.2 acres  
Zoning: I-O

Town Planner Stuckert gave an overview of the project stating the proposed building is to house the emergency generator systems for the hospital. The building will be located on the northwest rear corner of the existing building and is planned to match the existing exterior of the hospital to include a standing seam roof with metal fascia and brick veneer siding. This plan is exempt from stormwater management and erosion and sediment control review per the 2000 Maryland Stormwater Design Manual. The plan is also exempt from Soil Conservation District review because the total disturbed

area is less than 5,000 sq. ft. The building will go through State Fire Marshal review and approval prior to the issuance of a building permit.

Jim Gotsch gave an overview of the project indicating that the hospital has lost power several times in the past. The new generator room will replace the existing 500KW generator with two (2) 700KW generators that will automatically kick on when one fails. Chairperson Moulds asked if this would be enough power. Mr. Mackey indicated this would be enough power to run the critical systems. Member Jeys asked what the timeline for construction would be. Mr. Mackey indicated this would be contingent on the contractor however the goal is to have the new generators online in March of 2021.

***Chairperson Moulds entertained a motion on the project. Member Earhart made the motion to approve the architectural renderings for the 1,066 sq. ft. MedStar St. Mary's Generator Building pending Fire Marshal approval for Case No. 37-20, MedStar St. Mary's Generator Project and Member Ponti seconded. The motion passed by a 5-0 vote.***

**Case No. 44-20                      Community Corrections Center**  
Request for Concept and Final Site Plan approval of a 4,930 sq. ft. building.

Owner:                                St. Mary's County Commissioners  
Property:                            Baldrige Street, Tax Map 127, Parcel 503  
Land Area:                         85.36 acres for total site  
Zoning:                              I-O

Town Planner Stuckert gave an overview of the project stating the building will be used to support functions of the Corrections Division and Health Department. The building will be located adjacent from the existing Adult Detention and Rehabilitation Center and will match the existing exterior of the surrounding buildings. The project is currently being expedited due to the CARES Act time constraints which require the building to be completed by December 31, 2020. This plan is exempt from stormwater management and erosion and sediment control review per the 2000 Maryland Stormwater Design Manual. The plan is also exempt from Soil Conservation District review because the total disturbed area is less than 5,000 sq. ft. The building will go through State Fire Marshal review and approval prior to the issuance of a building permit. Town Council did approve one (1) EDU for the building at their July meeting.

Gary Whipple gave an overview of the project stating that while the plan is exempt from Stormwater and Soil Conservation regulations the County will be submitting the plans to those agencies for review. The project has support from the State to bring electric to the property. Member Earhart asked if the mental health services would be included in this building and if they are being expanded. Mr. Whipple explained that the purpose of the building further expands the services currently offered at the detention center. Major Merican indicated the detention center expansion is to expand the medical unit, separate the female population from the male, and adds security. The new building would include more of the pre-trial services including mental health.

***Chairperson Moulds entertained a motion on the project. Member Jeys made the motion to approve the concept and final site plan for the 4,930 sq. ft. Community Corrections Center pending***

*Fire Marshal approval for Case No. 44-20, Community Corrections Center and Member Schultz seconded. The motion passed by a 5-0 vote.*

**Other Business:**

Planner Stuckert indicated the following ordinance revisions are reviewed and approved by Town Council because they do not directly deal with Chapter 155. They are being provided for informational purposes only.

**Ordinance No. 195 Property Maintenance**

Planner Stuckert indicated the purpose of the amendment is to add the previous height limit of 12” to the section pertaining to grass and weed height.

**Ordinance No. 196 Vehicles, Removal and Storage**

Planner Stuckert indicated the purpose of the amendment is to utilize State language to further define “abandoned” vehicles and how they are handled within Town limits.

**Ordinance No. 197 Forest Conservation**

Planner Stuckert indicated the purpose of the amendment is to incorporate State mandated language concerning fees-in-lieu per Senate Bill 234.

**Ordinance No. 198 Chapter 128, Streets and Sidewalks – Small Wireless Facilities**

Planner Stuckert indicated the purpose of the amendment is to allow (with Town Council regulation) small wireless facilities on or over the Town’s streets and sidewalks. Design Guidelines are provided to protect the aesthetic character of Leonardtown.

**PUBLIC HEARING – 4:30 PM**

*Chairperson Moulds entertained a motion to close the regular meeting and open the public hearing. Member Schultz made the motion to close the regular meeting and open the public hearing and Member Ponti seconded. The motion passed by a 5-0 vote.*

Planner Stuckert stated for the record that all the hearings were advertised in The County Times on July 2<sup>nd</sup> and July 9<sup>th</sup> of 2020.

**Ordinance No. 199 Chapter 155, Zoning – Small Wireless Facilities**  
Request for recommendation to Town Council.

Planner Stuckert indicated the purpose of the amendment is to allow (with Planning and Zoning and Town Council regulation) small wireless facilities as an allowed use with conditions in all zoning districts. The regulations refer to the Small Wireless Facilities Guidelines which will be approved by Town Council via Resolution #1-20. The regulations outline what the applicant must submit to the Town for review purposes and the guidelines will help to regulate the aesthetics of small wireless facilities throughout Leonardtown.

Member Schultz asked how many of these devices we should expect to see. Planner Stuckert indicated this is a hard question to answer. These systems work through a line-of-sight pattern. Using

Washington Street as an example one box would have to be placed at each one of the light posts in order to maintain the line-of-sight pattern. In some cases, if the poles are placed too far apart an additional pole would have to be installed to maintain the pattern which is why the design guidelines are so important. Member Earhart asked if we should expect to see this pop-up in all of Leonardtown's neighborhoods. Planner Stuckert explained that these facilities are put in place to support the new 5G wireless service, therefore you can expect to see them in all communities.

**Ordinance No. 200    Amendment to the Comprehensive Land Use Plan**  
Request for recommendation to Town Council.

Town Administrator McKay indicated the purpose of the amendment is to include additional properties on MD Route 5 south of Cedar Lane into the future growth area of the Comprehensive Plan and to request inclusion in the Priority Funding Area. The Maryland Department of Planning will also review and approve the plan.

**Ordinance No. 201    Comprehensive Rezoning Review**  
Request for recommendation to Town Council.

Town Administrator McKay indicated the purpose of the amendment is to review the zoning for all parcels in Town to ensure there are no mistakes or changes since the last zoning update in 2017. The amendment also establishes the zoning for the two parcels requesting annexation into the Town. Our zoning does not exactly match up with County zoning, therefore we look at the density of each zoning category before going to County Government for agreement. In this case, the proposed annexed properties will be zoned I-O for the Memory Care Facility and C-O for the existing Linear Survey Building. Member Ponti asked about the parcels of land located on Gregory Lane. McKay explained that these parcels are included in the future growth area however are not annexed into the Town. They are contiguous to County property across the water which is allowed.

**Ordinance No. 202    Chapter 155, Zoning – Assisted Living**  
Request for recommendation to Town Council.

Planner Stuckert indicated the purpose of the amendment is to include the use "Assisted Living" as an allowed use in the I-O District. Assisted Living facilities are currently allowed by special exception which requires Board of Appeals review and approval. In this day in time these facilities are needed which is why we are proposing that they be an allowed use. Annette Hodges indicated St. Mary's Nursing Center is in the process of annexing into Town and are proposing a 32-bed assisted living memory care facility. Chairperson Moulds asked if HUD monies would be used in the financing of the project. Bill Hasson indicated this will be a private paid facility, therefore conventional financing would be used.

**Ordinance No. 203    Chapter 155, Zoning – Open Space & Multifamily Residential units in the PUD-M District**  
Request for recommendation to Town Council.

Town Administrator McKay indicated the purpose of the amendment is to increase the percentage of allowed multifamily units from 20% to 35% of the total number of residential units permitted in the

development with an increase of open space from 30% to 50%. McKay provided visuals of the Wilkinson Farm showing how it could be developed under the current rules versus how it could be developed under the proposed new rules stating this will allow for additional forested land preservation. Member Ponti indicated the visual representations truly show just how much more open space will be provided under the proposed amendment.

***Chairperson Moulds entertained a motion to close the public hearing and re-open the regular meeting. Member Jeys made the motion to close the public hearing and re-open the regular meeting and Member Schultz seconded. The motion passed by a 5-0 vote.***

***Chairperson Moulds entertained a motion for recommendations on all the public hearing items. Member Ponti made a motion to send favorable recommendations for Ordinance No. 199 – Chapter 155, Zoning for Small Wireless Facilities; Ordinance No. 200 – Comprehensive Land Use Plan Update; Ordinance No. 201 – Comprehensive Rezoning Review; Ordinance No. 202 – Chapter 155, Zoning for Assisted Living; and Ordinance No. 203 – Chapter 155, Zoning for Open Space and Multifamily Residential units in the PUD-M District and Member Jeys seconded. The motion passed by a 5-0 vote.***

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

***Chairperson Moulds entertained a motion to adjourn the meeting. Member Earhart 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 5:20 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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Andrew Ponti, Member

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Heather Earhart, Member

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Chris Jeys, Member