



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 December 21, 2020 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Andrew Ponti, Member
Heather Earhart, Member
Doug Isleib, Member

Excused: Jean Moulds, Chairperson

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; Jada Stuckert, Planner; and Teri Dimsey, Executive Secretary. Other persons present were Marvin Oursler of Marrick Properties, Inc. and John Oliff of Collinson, Oliff & Associates Inc. Sign-in sheets for this meeting are on file at the Town Office.

Vice-Chairperson Schultz called the meeting to order at 4:02 p.m. **Member Ponti made a motion to approve the minutes of September 21, 2020 and Member Earhart seconded. The minutes were approved by a 4-0 vote.**

Town Administrator's Report:

Mrs. McKay gave an overview of the October, November, and December Town Council meetings.

New Business:

Case No. 14-05.4 Clark's Rest Subdivision – Phase 4
Request for modifications to approved site plan for phase 4.

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

Mrs. Stuckert gave an overview of the request stating the Clark's Rest subdivision received final site plan approval from Town Council in March of 2012. Marrick has since requested additional changes to the approved site plan, the last amendment taking place in April of 2018.

Marrick Properties is currently requesting changes to the approved site plan for portions of Phase 4. The plan submitted (Exhibit 3) show four (4) single family lots added along Ashgrove Lane, one (1) single family lot added between Ashgrove Lane and Mount Oak Way, a grouping of six (6) townhomes lots off of Grovewood Court, additional parallel parking on Briarwood Circle, and lots 302-312 have been changed from front to rear loading driveways.

The original approval was for 335 units. The requested changes bring the total number of units to 344 which is within the allotted density requirements. Staff has amended, adjusted, and confirmed the required address changes which will be recorded on the phase 4 plats.

Vice Chairperson Schultz entertained a motion on the project. Member Earhart made a motion to approve Case No. 14-05.4, Clark's Rest Subdivision, Phase 4 modifications and Member Isleib seconded. The motion passed by a 4-0 vote.

Case No. 14-05.4 Clark's Rest Subdivision – Phase 4 Plats
Request for approval of the Phase 4 plats.

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

Mrs. Stuckert gave a quick overview of the request stating Marrick Properties is requesting approval of the amended Phase 4 plats. These plats include the modification that were approved in the previous case.

Vice Chairperson Schultz entertained a motion on the project. Member Isleib made a motion to approve Case No. 14-05.4, Clark's Rest Subdivision, Phase 4 plats and Member Ponti seconded. The motion passed by a 4-0 vote.

Other Business

Ordinance No. 204 – Critical Area Ordinance Chapter 60
Request for favorable recommendation to Town Council for Ordinance No. 204.

Mrs. Stuckert gave an overview of the request stating the Town's Critical Area Ordinance was last updated in 2002. Since 2002, numerous COMAR statutes have passed rendering the Town's Ordinance outdated. We have been working with Critical Area Commission Planning Staff and the Town's Legal Council since mid-October to bring the ordinance up to date. Staff has taken into consideration requirements for growth allocation, Modified Buffer Areas, and adjacency

requirements to ensure there will be no unnecessary restrictions on the development and expansion of the wharf and/or the Tudor Hall Development.

Staff is requesting a favorable recommendation to Town Council. If granted, Town Council will hold a public hearing on the ordinance at their January 11, 2021 meeting. Once Town Council has approved the ordinance, it will be forwarded to the Critical Area Commission for approval prior to becoming effective.

Mrs. McKay indicated this is a model ordinance from the Critical Area Commission that includes the minimum requirements.

Vice Chairperson Schultz entertained a motion on the Ordinance. Member Earhart made a motion to send a favorable recommendation to Town Council for Ordinance No. 204, Critical Area Ordinance, Chapter 60 and Member Ponti seconded. The motion passed by a 4-0 vote.

Review of Monthly In-House Permits – No comments

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Ponti made the motion; seconded by Member Member Isleib. There being no further discussion, the motion passed by a 4-0 vote. The meeting was adjourned at approximately 4:15 p.m.

Respectfully submitted:

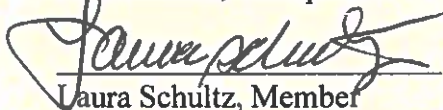


Jada Stuckert, Planning & Zoning

Approved:

Absent

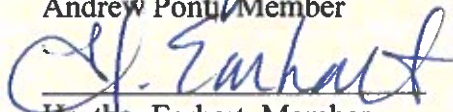
Jean Moulds, Chairperson



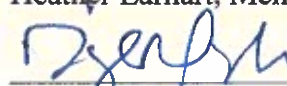
Laura Schultz, Member



Andrew Ponti, Member



Heather Earhart, Member



Doug Isleib, Member