

R E S O L U T I O N

WHEREAS, new development, redevelopment, and growth in Leonardtown can enhance and help maintain the quality of life in Leonardtown if governed by a balanced growth management plan; and,

WHEREAS, effective growth management requires that adequate public facilities be provided to serve growth; and

WHEREAS, growth in Leonardtown will create a need for increased capacity of the transportation facilities; and,

WHEREAS, the Town of Leonardtown has determined that while new development is necessary and desirable, new development should, nevertheless, assume a fair share of the cost of providing adequate capital for improved or new facilities; and,

WHEREAS, Maryland Code Annotated, Article 23A, Section 2(b)(33) (ii) empowers municipal corporations "to establish and collect reasonable fees and charges ...associated with the exercise of any governmental or proprietary function authorized by law to be exercised by a municipal corporation".

WHEREAS, the Commissioners of Leonardtown after due and careful consideration have concluded that the following Parking Fees-in-Lieu is fair, just, equitable and fiscally responsible.

NOW, THEREFORE, BE IT RESOLVED on this 14th day of October, 2002, by the Commissioners of Leonardtown that the imposed fees-in-lieu be enacted as follows:

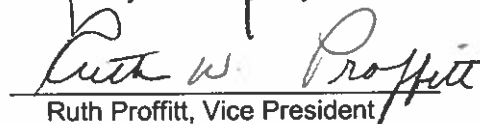
1. When any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by 50% or more or any building or structure is put into new use, parking shall be provided according to the requirements detailed in the Leonardtown Zoning Ordinance Section 155-55 Chart B, or as required in subsequent sections. Parking spaces do not include vehicle storage spaces.
2. Whenever a building or use constructed or established is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of 10% or more in the number of existing parking spaces, such spaces shall be provided.
3. The Fee-in-Lieu amount shall be set at \$1,200.00 per parking space. Fees so paid shall be deposited in a separate and sole parking account.
4. The Town Council may review the Parking Fees-in-Lieu amount annually and make whatever adjustments are necessary considering new data, technical information, and any other relevant factors.

Attest:



Laschelle E. Miller
Town Administrator

The Commissioners of Leonardtown


J. Harry Norris III, Mayor


Ruth Proffitt, Vice President


Michael Bridges, Councilman


Bernard Delahay, Councilman


Walter Gillette, Councilman


Walter Wise, Councilman

Town Planners Report

Colleen reported on the following items:

❖ **Resolution 6-02 – Resolution to establish parking fees-in-lieu**

Colleen reminded the Council that Dick Keller, KellerCo. and Mike Desman, Desman & Associates, did a public presentation on their research of the parking needs in Town at the public hearing held at the Council meeting on August 12, 2002. From their research, they were able to present a 5-year and 10-year strategy plan. They also presented their recommendations for estimating parking needs and costs in the future.

The Council is aware of the three outstanding Memorandums of Understanding with the owners of properties that underwent changes to their properties. They are awaiting an amount for parking fees-in-lieu.

Council Member Mike Bridges asked for explanation on the fees and how they were determined.

Laschelle explained that the estimate from the parking study was for land acquisition and to build a surface lot at \$3,750.00 per space. Through Council and staff discussion, the amount agreed upon is \$1,200.00 per space. This will be deposited in a separate account for future parking needs.

Mayor Norris entertained a motion to pass Resolution 6-02. Council Member Walt Gillette made the motion, which was seconded by Council Member Walter Wise. The motion was carried and passed unanimously.

There was discussion regarding the three people who signed the memorandum of understanding and if they should have a period of time to pay the fees-in-lieu.

Through more discussion, Council decided that the three people who signed the memorandum of understanding would have a period of 18 months to pay the parking fees-in-lieu. For all other new applicants, the fee will be due at the time of occupancy permit.

- ❖ **September 16, 2002 Planning & Zoning meeting** – Colleen went over the cases and approvals by the Board.
- ❖ **October 21, 2002 Planning & Zoning meeting** – Colleen went over the cases and applicant requests for the upcoming meeting.

Mayor Norris asked Colleen to address the demolition of the building just outside of the Town limits on Rt. 5, past the cemetery. Colleen explained that she has received a partial site plan from the County for a Mr. Tire.