



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 June 20, 2023 ~ 4:00 p.m.

Attendees: Jean Moulds, Chair
Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Sign-in sheets for this meeting are on file at the Town Office.

Vice Chairperson Schultz called the meeting to order at 4:00 p.m. *Member Lawson made a motion to approve the minutes of March 20, 2023 and Member Isleib seconded. The motion passed by a 4-0 vote.*

Town Administrator's Report:

Mrs. McKay gave an overview of the recent Town Council meeting that was held on June 12, 2023 which included the Town Council approval of a letter of support for a wine & liquor license for Merchants Fine Wine and Spirits. Mrs. McKay reported that the asphalt contract for Lawrence Ave mill and resurface contract was complete, and that the Town Council approved to extend the lawn care contract with Woodlawn Lawn Care for an additional two years. Mrs. McKay also reported that students from the St. Mary's County Technical Center placed a BOB unit down at the Wharf to monitor the water quality at the wharf. Mrs. McKay also introduced Ordinance No. 216 adopting the budget and setting the real property tax rate for FY 24.

New Business:

Case No. 33-23	Lot 2 – Taco Bell Renovation
Owner:	ABTA MID-ALANTIC, LLC
Engineer:	Devita & Associates (Mechanical) & Matthew F. Cortez, AIA, (Architect)
Property:	26045 Point Lookout Road, Leonardtown, MD 20650
SDAT:	Tax Map 126, Grid 0004, Parcel 101
Land Area:	1.2806 Acres or 55,783 square feet
Zoning:	Commercial Highway (CH) Intensely Developed Area (IDA) Overlay

The subject property is part of the Dash In Food Stores Minor Subdivision recorded on November 5, 1999, in the Plat Records in Plat Book 49 at page 8. The property is located at the south side of the intersection between Newtowne Neck Road and Maryland Route 5 (Point Lookout Road). The building is currently occupied by Kentucky Fried Chicken and Taco Bell. The applicant is requesting approval of a renovation of the interior of the building and a façade change from Kentucky Fried Chicken and Taco Bell to being

identified as a Taco Bell only. The existing asphalt parking area and drive thru lane will remain the same. The parking and drive thru lane are proposed to be repaired and resurfaced and striped. The owner is proposing interior changes to the building to make it more compatible with the proposed use.

The project has been reviewed by the Leonardtown Planning Department. This project does not need stormwater management review because no changes are occurring to the exterior site other than a façade change and menu boards at the drive-thru. The State Fire Marshal is currently reviewing the project as well as the St. Mary's County Health Department.

Member Lawson referenced the façade drawing, stating that the façade drawing didn't appear to reflect the bump out portion of the existing building and questioned whether the owner was going to remove that portion of the building. Mr. Bailey referenced the design drawing sheet A1.0 that reflects the bump out would remain.

Vice Chairperson Shultz made a motion to approve the request for Case No. 33-23, site plan and architectural & facade plan approval for the renovation of the existing 2,640 square foot building, pending fire marshal and Health Department approval, Member Isleib seconded. The motion passed by a 4-0 vote.

Case No. 37-20 A Medstar St. Mary's Hospital Normal Power Service Upgrade

Owner: St. Mary's Hospital of St. Mary's CO.
Engineer: Soltesz, Inc.
Property: 25500 Point Lookout Road, Leonardtown, MD 20650
SDAT: Tax Map 127, Grid 0015, Parcel 080
Land Area: 32.1250 Acres or 1,399,365 square feet
Zoning: Institutional Office (IO)

The applicant is requesting architectural review and approval of The Normal Power Service Upgrade project which consists of the additional construction of a 350-sf building attached to the existing emergency power building and the installation of transformers and duct banks to convey power from the building to the hospital energy grid. This proposed addition will support the additional electrical loads created by the chiller and central sterile processing (CSP) projects and provide a fourth electrical service to the Medstar St. Mary's Hospital. This will allow a portion of the electrical service on the existing 40-year-old system to be transferred on to the newly proposed system. This project will provide the hospital flexibility from a time and costs standpoint with regards to upgrades to the existing system. The proposed addition is located on the northwest rear corner of the existing building. The building will match the existing exterior of the hospital to include a standing seam roof with metal fascia and brick veneer siding.

The 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. State Fire Marshal review and approval is pending.

Member Lawson made a motion to approve the request for Case No. 37-20 A, site plan and architectural & facade plan approval for the construction of the proposed 350 square foot building, pending fire marshal approval, Vice Chairperson Shultz seconded. The motion passed by a 4-0 vote.

2022 Maryland Department of Planning (MDP) Annual Report

Request for review and approval.

Mr. Bailey gave an overview of the 2022 Annual Report by section indicating the following:

- Section I: New Residential Permits issued was 69.
- Section II. The growth element of the comprehensive plan was updated and reported text amendments and Ordinances that were completed and approved during 2022.
- Section III. The development capacity analysis is required to be provided every three (3) years.
- Section IV. The locally funded agricultural preservation aspect is only required by Counties.
- Section V. The measures and indicators section shows that 69 new residential permits were issued which consisted of 44 new single-family dwellings and 25 single family townhouses.
- Section VI. The adequate public facilities section is required every two years.
- Section VII. The planning survey questions are optional.

Member Isleib made a motion to approve the 2022 Maryland Department of Planning Annual Report and allow Mr. Bailey to finalize paperwork to send to the State and Vice Chairperson Shultz seconded. The motion passed by a 4-0 vote.

Review of Monthly In-House Permits

Member Isleib questioned the difference in how Richmond America builds a 4,200 square foot house and Marrick builds the same size house but Richmond America construction estimate is \$275,000 and Marricks construction estimate is \$450,000. Mr. Bailey explained that he did not have any control over the estimated construction cost but assures the commission that the differences in construction cost had no bearing on what the Town collected for impact and development fees. Mr. Bailey stated that the Town charges \$0.12 per square foot regardless of the estimated construction cost.

Chairperson Moulds entertained a motion to adjourn the meeting. Vice Chairperson Shultz made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 4-0 vote. The meeting was adjourned at approximately 4:23 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

Doug Isleib, Member