



Commissioners of Leonardtown

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LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting

August 16, 2010 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Frank Fearn, Vice Chair
Heather Earhart, Member
Tom Collier, Alternate

Absent: Jack Candela, Member
Glen Mattingly, Member

Also in attendance were: Laschelle McKay, Town Administrator; DeAnn Adler, Plans Reviewer; Jackie Post, Fiscal Clerk; Teri Dimsey, Recording Secretary; Andy Bice, Quality Built Homes. A complete list is available on file at the Leonardtown Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m.

The meeting minutes for the July 19, 2010 meeting were presented for approval.

Member Fearn moved to approve the July 19, 2010 minutes; seconded by Member Earhart, motion passed unanimously.

Town Administrator Report – Laschelle McKay

Ms. McKay reported that during the August 9, 2010 Town Council meeting, a presentation was made by Desman Associates on the Rt. 245 Traffic Planning Study. This presentation was also made to the County Commissioners the next day at their meeting.

A new Water Trails map is now available. Both she and Teri Dimsey worked on the committee that created this map.

Also at this meeting 33 additional EDU's were approved for transfer to the Leonard's Grant project. This would allow approval of the final record plats before you today.

COUNCIL: WALTER WISE, *Vice President* DANIEL W. BURRIS
THOMAS R. COLLIER ROGER L. MATTINGLY LESLIE E. ROBERTS

In addition, the Town Council voted to certify our PIRD redevelopment district as an area designated to receive sustainable communities tax credits if any private developers in the area want to take advantage of that program.

OLD BUSINESS:

Case # 64-04.3 & 64-04.5a – Leonard’s Grant Phases 3 and 5a – Request for record plat approval.

Applicant: Quality Built Homes
Engineer: Loiderman Soltesz Assoc., Inc.
Zoning: PUD

Ms. Adler stated that back on May 17, 2010, the P & Z Board voted approval of the final site plan for Phases 3, 4 and 5a of Leonard’s Grant. Quality Built Homes is now requesting record plat approval for Phases 3 and 5a. This would be the final step before releasing the home sites for sale to the public and beginning construction. At the Town Council meeting held last Monday, the Council voted to grant 33 additional EDU’s to Quality Built so that they may sell all of the lots recorded in these two phases. Mr. Andy Bice, from Quality Built Homes, is here today to answer any questions you may have.

Member Collier asked if all of the lots in the development had adequate room to add a deck in the rear of the homes without going past the building restriction line. Mr. Bice answered yes. Ms. Adler responded that the Town had changed our setback requirements for decks last year and now it requires only a five foot rear setback and a three foot side setback regardless of the building restriction line.

Member Moulds stated that we had discussed this project thoroughly at the last meeting.

Member Earhart made a motion to approve record plats for Phases 3 and 5a of Leonard’s Grant, the motion was seconded by Member Fearn, there were no further questions or comments, and the motion passed unanimously.

Case # 60-10 – Leonard’s Grant Clubhouse – Request for architectural approval.

Ms Adler stated that Quality Built Homes would like to build a clubhouse at the recreation center. The architecturals were included in the member’s packets. All stormwater management concerns for this site were addressed in the Phase II approvals.

Mr. Andy Bice was available to answer questions. He gave a brief overview/description of the project and its orientation to the site.

Member Fearn made a motion to approve the architecturals for Case #60 -10, Leonard’s Grant Clubhouse, seconded by Member Earhart, no further discussion, the motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Chairperson Moulds entertained a motion to close the meeting.

Member Earhart moved to adjourn the meeting at 4:20 p.m., seconded by Member Fearn, no further discussion, motion passed unanimously.

Respectfully Submitted:

Teri Dimsey

Approved:

Jean Moulds, Chairperson

Frank Fearn, Vice Chair

Absent

Jack Candela, Member

Heather Earhart, Member

Absent

Glen Mattingly, Member