



Commissioners of Leonardtown

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Mayor

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LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
March 21, 2011 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Jack Candela, Member
Hayden Hammett, Member
Tom Collier, Alternate

Absent: Heather Earhart, Member
Glen Mattingly, Member

Also in attendance were Town staff members: Laschelle McKay, Town Administrator; DeAnn Adler, Plans Reviewer; Jackie Post, Fiscal Clerk; and Teri Dimsey, Recording Secretary. In addition; Mike Bailey, from DH Steffen's, Co. attended the meeting. A complete list is available on file at the Leonardtown Town Office.

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

Mayor Norris spoke regarding a change in board members. He stated that Frank Fearnas had served on this board for over 12 years and everyone can certainly appreciate the hard work and commitment that takes. He has done a wonderful job, but is now retiring to pursue other interests. We have a new member starting today, Mr. Hayden Hammett. Hayden lives and works here in Leonardtown, has been on our comprehensive plan committee, and will be a great addition to our board. Welcome.

The minutes for the Jan. 18, 2011 meeting were presented for approval. Since none of the members present today were at the January meeting, it was decided to postpone approval until next month.

Town Administrator Report – Laschelle McKay

Ms. McKay stated that at our March Town Council meeting, we approved a liquor license letter of support for the new Cahill Café, which is where the old Tea Room was at the Antique Center on Route 5.

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

We introduced four ordinances for the comprehensive changes to the zoning ordinance, the sign ordinance and the Leonardtown Code. This will be coming to you next month for a public hearing.

We also put out an RFP for the concession and wharf kayak rental operator – Patuxent Adventure Center was awarded the contract.

Also we accepted the sewer trunkline and water and sewer and stormdrain for two phases at Leonard’s Grant.

Lastly, we also are looking at additional ordinance language for illegal signs and derelict buildings in Town.

NEW BUSINESS:

Case # 3-11 – 22530 Washington Street – Request for subdivision and final plat approval.

Applicant: RAR Associates Development Corp.

Engineer: DH Steffens Co. – Mike Bailey

Ms. Adler introduced the project, stating that Mr. Bailey, from DH Steffens Co. has submitted a request to subdivide an existing C-M (Commercial – Marine) zoned lot, owned by Mr. Ron Russo, and located at the bottom of the hill on Washington Street. Total site area is 0.62 ac. There are no minimum lot sizes or dimensions required in a C-M zoning, (it is treated like PUD zoning), but the 2 lots do have over 10,000 s.f each. Lot 1 has 10,022 s.f and Lot 2 has 16,978 s.f.. Mr. Russo plans to construct a single story, 4,315 s.f. office building on Lot 2. At this time Mr. Russo is also requesting final plat approval for the lot only. At a later date Mr. Russo will come back for concept site plan approval.

This subdivision request came before the Town Council at the February 14th meeting. Please see the enclosed minutes of that meeting. At that time Mr. Russo’s request for an additional EDU for this newly created lot was approved. It was determined that this project does meet our Ordinance #132’s requirements as an infill development project.

Ms. Adler invited questions from the board for Mr. Bailey. Ms. Adler commented that when they come back for concept approval, Mr. Bailey will provide a more detailed plan with landscaping, lighting, sidewalks, and the plan will have to meet Critical Area and our new stormwater management requirements. The Town will be requesting that this site be heavily landscaped with the proper native species recommended by Critical Area, because there are a lot of mitigation planting requirements still outstanding from Mr. Russo’s townhome development nearby.

Mr. Candela commented that the plan looked pretty straight forward. Mr. Bailey asked if they needed to meet the county’s stormwater management ordinance also? Ms. McKay stated that no, he just needed to meet the Town’s.

Mr. Hammett asked about the history of the zoning for that property. Mr. Collier stated that it used to be zoned single family and was changed to Commercial –Marine. Ms. McKay stated that keeping it under C-M zoning gives the Town the most control and flexibility over what goes in down there. Mr. Hammett stated that it was nice to see something happening on that site at last.

Member Candela made a motion to approve the request for subdivision and final record plat approval. Member Hammett seconded. Motion carried unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Member Candela entertained a motion to close the meeting at 4:25 p.m. Member Hammett seconded, no further discussion, motion passed unanimously.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Hayden Hammett, Member

Absent _____
Glen Mattingly, Member

Thomas Collier, Alternate

Absent _____
Heather Earhart, Member