



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 18, 2012 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Heather Earhart, Member
Jack Candela, Member
Glen Mattingly, Member
Laura Schultz, Member
Tom Collier, Alternate

Also in attendance were Town staff members: Laschelle McKay, Town Administrator; Jackie Post, Fiscal Clerk; Teri Dimsey, Recording Secretary and DeAnn Adler, Plans Reviewer. A complete list of other attendees is available on file at the Leonardtown Town Office.

Chairman Moulds called the meeting to order at 4:00 p.m. The minutes for the May 21, 2012 meeting were presented for approval by Chairman Moulds.

Member Earhart moved to approve the May 21, 2012 minutes as submitted; seconded by Member Mattingly, no further discussion; motion passed unanimously.

Mayor Burris introduced Mrs. Laura Shultz, the newest member of the Planning and Zoning Commission. She lives out in Leonard's Grant and we appreciate her serving on this board.

Town Administrator's Report – Laschelle McKay

Ms. McKay discussed items that were on the Town Council agenda for the month of June (see the June 11th Town Council meeting minutes for more detail).

New Business:

Case #50-12 Subdivision Request - for the Board of Education's school site at the Leonardtown Educational and Recreational Site (formerly known as the Hayden Property), Tax Map 32, Grids 5 & 11, Adjusted Parcel 339.

Owner: Board of County Commissioners - St. Mary's County, MD
Engineers: Loiederman Soltesz Assoc., Inc.

Zoning: I-O

Ms Adler introduced the project, stating that the Hayden Property site was approved for annexation into the Town of Leonardtown by the Town Council on March 12, 2012 and was effective 45 days later on April 26, 2012. Presently the property consists of one parcel containing approximately 171 acres. The proposed subdivision would split the property into three lots (see the enclosed letter from St. Mary's County Public Schools and the proposed subdivision plat drawing). The property is being subdivided for the elementary school only at this time because ownership by the school system is required prior to state construction funding being awarded. State construction funding will be requested in August of 2012 as part of the FY 2014 State Capital Improvements Program.

Ms. Adler introduced Mr. Brad Clements from the school board and George Erichson, Director of DPW for St. Mary's County, stating that they were here to answer any questions the commission may have.

Mr. Clements spoke, saying that the school board is moving forward with construction funding for this school and hopefully in about a year from now we will be able to start construction on this site.

Member Moulds asked Mr. Clements to explain exactly where this project will be located in relation to the existing farmhouse on the site. Mr. Clement's showed her on a map.

Alternate Collier asked if the road into the site was large enough to handle the future traffic expected there. Mr. Clement's answered yes.

Member Moulds asked if there would be another access point into this property. Mr. Clement's answered no, not at this time, but one could be added if needed.

Mr. Clement's added that the school would be built with the same footprint and size as the new Evergreen Elementary School, with the addition of new 'green' technology that has come about since Evergreen was built. The early childhood education center that is shown on the proposed site plan would not be built for several years – possibly 15 to 20 years. The school would be 'Leed Certified,' like Evergreen is.

Mr. Clement's clarified that two of the parcels would remain with the Board of County Commissioners and just this property is being transferred to the school board. The parcel across Leonard's Grant Parkway is already subdivided by virtue of the parkway that bisects it. The Board of County Commissioners decided to keep control of the other two parcels at this time, although a middle school is planned in the future as part of the bigger remaining parcel.

Alternate Collier clarified that the commission today was only deciding on the subdivision of the 16 acre school site parcel.

Member Earhart made a motion on this case, #50-12, to approve the subdivision request as presented. Member Candela seconded the motion, no further discussion; motion passed unanimously.

Case # 61-12 – Request for Approval – To make additions/changes to the communications tower at 41875 Baldrige Street

Owner: St. Mary's County Commissioners
Applicant: Sprint-Nextel
Zoning: I-O

Ms Adler introduced the project, stating that the applicant is requesting approval to remove six – 4 foot existing antennas on the tower and replace them with three – 6 foot antennas, and also install two – 2 foot microwave dishes. They are also going to make some changes to the existing 2' by 4' cabinets within the fenced in compound (all interior work). Phil Stetler, a representative from Sprint-Nextel, is here today to answer any questions you may have on the project. The Town has requested an approval letter from the Department of Public Safety for St. Mary's County for these changes; it has not been received yet, because of the lateness of the application for this meeting, but it should be made a condition of approval. A lease from the County, showing that the owners have permission to make changes to the tower, has been received. Also a letter of non-interference, satisfying Section 155-48.b(3) above, has been received (included in your packet).

Member Candela asked what would be accomplished by making these changes. Mr. Stetler answered that this is 4g technology and the antennas on the tower at the present time are out of date and the new antennas primary purpose will be the transmission of data, rather than simply voice. Also, while they will help increase coverage for Sprint, their primary purpose will be for Sprint customers to have better data coverage.

Chairman Moulds asked if they would have to come before the board every time they make a change to the tower. Ms. McKay answered yes, because sometimes these changes may affect emergency operations or visually change the look of the tower.

Member Mattingly made a motion on this case, #61-12, to approve the request to make changes to the communications tower on Baldrige Street as submitted, subject to Section 155-48 - b and c of the Town Zoning Code and the receipt of an approval letter from the Dept. of Public Safety. Member Earhart seconded the motion, no further discussion; motion passed unanimously.

Review of Monthly In-House Permits – Member Earhart asked if Paul Summers was an applicant for the house rebuild on Domitilla Court that burned. Ms. Adler replied yes.

Review of Approved Town Council Meeting Minutes – No comments

Chairman Moulds entertained a motion to close the meeting. Member Candela made the motion, it was seconded by Member Earhart, no further discussion, motion passed unanimously. Meeting ended at 4:25 pm.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Glen Mattingly, Member

Laura Shultz, Member

Thomas Collier, Alternate

Heather Earhart, Member