



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 *November 26, 2012 ~ 4:00 p.m.*

Attendees: Jack Candela, Member
Laura Schultz, Member
Christy Sterling, Member
Tom Collier, Alternate

Absent: Jean Moulds, Chairperson, and Heather Earhart, Member

Also in attendance were Town staff members: DeAnn Adler, Plans Reviewer, Teri Dimsey, Recording Secretary, Laschelle McKay, Town Administrator, Wayne Davis from WM Davis, Tom Russell from SMECO, Jonathan Blasco from Mehaffey and Assoc, and Barbara Horne from the CPFCU. A complete list of other attendees is available on file at the Leonardtown Town Office.

Member Candela called the meeting to order at 4:00 p.m. The minutes for the October 15, 2012 meeting were presented for approval by Member Candela.

Member Schultz moved to approve the October 15, 2012 minutes as submitted; seconded by Member Sterling, no further discussion; motion passed unanimously.

Town Administrator's Report – Laschelle McKay

Ms. McKay discussed items that were on the Town Council agenda for the month of November (see the November 19th Town Council meeting minutes for more detail).

Old Business:

Case # 4-05 The McIntosh Run Shopping Center – 25845 Point Lookout Road – Request for concept plan re-approval

Applicant: Mr. Wayne Davis
Location: Point Lookout Road at the old Pennies Bar location
Zoning: C-H (Commercial Highway)

Ms. Adler introduced the project, stating that Mr. Davis received his original concept approval on this property on April 25, 2005. He also received concept plan re-approval on Feb. 19, 2008, extending this project's approval for two more years. Because of House Bill 921, this approval is still in effect, even though we are long past the two year deadline, but it will expire at the end of this year (since House Bill 921 is expiring at the end of the year). Nothing has changed on this project since that time. She then introduced Mr. Wayne Davis.

Mr. Candela asked about the House Bill 921, will this be the last time we can extend these projects? Ms. Adler explained that HB 921 was created as a result of the bad economy of the last few years and allowed projects to keep their approvals longer than normally allowed to give developers extra time to secure financing or the market to improve. The town is allowed to extend projects as long as they come back every two years, before their project expires, to the P & Z Board and go through the proper approval process.

Mr. Candela remarked that this project is a beautiful concept and will be a great addition to the town.

Mr. Davis stated that when the project was first approved he had tenants lined up to fill the commercial spaces, but then the project got bogged down for so long through State Highway that most of the tenants backed out eventually, and that, coupled with the start of the bad economy, led to the delay in starting this project. He is hopeful that the new bank he is working with will help get this project going.

Mr. Collier asked if Mr. Davis saw any changes in use to some of the parcels on this project. Mr. Davis stated that possibly the hotel might be changed to something else because the hotel market is saturated in this area. Also the strip center concept may end up being changed to individual store parcels, as that seems to be what most retailers want these days.

Member Shultz made a motion to approve the concept plan re-approval request for Case #4-05, seconded by Member Sterling, no further discussion, motion passed unanimously.

Before introducing the next project Mayor Dan Burris introduced our newest member to the P & Z Commission, Ms. Christy Sterling, and thanked Mr. Glen Mattingly for serving on this board for several years. Mayor Burris stated that Ms. Sterling has a background in Civil Engineering and will be a great addition to this board.

Case # 48-08 SMECO – 23365 Hollywood Road – Request for concept plan re-approval

Owner/Applicant: SMECO
Zoning: I-O, Institutional - Office

Ms. Adler introduced this project, stating that this project received its original concept approval on October 27, 2008. As with the projects you saw last month and earlier this afternoon, this project is here today for a two year extension of that concept plan approval. She asked members to note that the zoning on this parcel was changed during our last update of the Town's zoning

map in 2010. SMECO had requested this change and the Town Council and this board approved that change. Nothing else has changed on this project since its original approval.

As with the other projects, due to the new stormwater management regulations adopted on Dec. 13, 2010 the stormwater administrative waiver for this project will expire if final site plan approval is not received by May 4, 2013. All construction must be completed by May 4, 2017. Ms. Adler then introduced Mr. Tom Russell as the representative for SMECO for this project.

Mr. Russell gave a brief presentation of the project and stated that they took note at the time of concept approval that this board was not happy with the look of the exterior of the new proposed SMECO building. He is not able to say today exactly what the new building will look like, but they are going to try and come up with something that looks more along the lines of a neo-colonial building façade. That is probably the biggest difficulty they face on this project. But in the meantime they have already done screening plantings along some of the perimeter of the property so that it will have a head start to grow in. Also they plan to add sidewalks along the length of their property all the way to the Hayden Parcel. Mr. Russell stated that the drainage problem that exists out there was created by State Highway, the topography clearly shows that. However they have the approved plans to solve that issue and they will begin improvements within the next six months or so.

Mr. Candela commented that he is happy to hear that his concerns regarding the look of the new building, and making it less stark, will be addressed.

Ms. Adler asked if they had a time frame for when construction might begin. The answer was they would like to start the third or fourth quarter of 2013.

Member Shultz made a motion to approve the concept plan re-approval request for Case #48-08, seconded by Member Sterling, no further discussion, motion passed unanimously.

Case # 37-12 Cedar Point Federal Credit Union – 40885 Merchants Lane - Tax Map 126, Parcel 100 - Request for final site plan approval

Applicant:	Cedar Point Federal Credit Union
Owner:	Leonardtown Associates, LLC
Zoning:	C-B
Engineer:	Mehaffey & Assoc., PC

Ms. Adler introduced the project, stating that this project received concept approval on April 16, 2012. She asked the members to please note the three conditions of approval: a pedestrian connection to the Leonardtown Centre and the Shops of Breton Bay be established, that the light poles will match the town's lighting specs., and that the property line will be squared up. Those issues have all been addressed in this final site plan. Since April, the applicant has been working on getting all necessary permitting requirements and that has now been completed. She then introduced Mr. Jonathan Blasco, the engineer for the project, who also brought architecturals to show the members of the board.

Mr. Candela asked if all permitting requirements had been obtained at this time for this project. Ms. Adler stated that yes, they had all been obtained. There were no further questions or comments on this project.

Member Shultz made a motion to approve the final site plan approval request for Case #37-12, seconded by Member Sterling, no further discussion, motion passed unanimously.

New Business:

Case # 61-12 41875 Baldrige Street – Additions/Changes to the Communications Tower - Request for approval

Owner: St. Mary's County Commissioners
Applicant: AT&T and Crown Castle (Lessee)
Zoning: I-O

Ms. Adler introduced the project stating that the applicant for this project is requesting approval to install new equipment in an existing equipment shelter and add new antennas and associated support equipment on the existing communications tower. This is similar to a request Sprint made back in June of this year for Sprint equipment installation. This equipment and antenna will be for AT&T and a letter was enclosed in the board's packets from Crown Castle explaining what they hope to accomplish with these changes. 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 should be made a condition of approval. Also a letter of non-interference, satisfying Section 155-48.b(3) above, has been received and is in the file. The applicants for this project are in North Carolina and were unable to make the meeting.

Mr. Candela asked what specifically we need to require from the applicant according to our zoning code. Ms. Adler explained the requirements to him.

Mr. Collier asked that as a condition of approval we require the applicant to provide proof, in the form of an approval letter from the county, that the structure has sufficient capacity once the loading changes described in the recommendations section of the Structural Analysis Report are completed.

Member Shultz made a motion to approve the changes to the communications tower on Baldrige Street, subject to Section 155-48 – b and c of the Town Zoning Code and the receipt of an approval letter (see paragraph above) from the Dept. of Public Safety. Motion was seconded by Member Sterling, no further discussion, motion passed 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. Member Shultz made the motion, it was seconded by Member Sterling, no further discussion, motion passed unanimously. Meeting ended at 4:30 pm.

Respectfully Submitted:

DeAnn Adler
DeAnn Adler

Approved:

Absent
Jean Moulds, Chairperson
Christy Sterling
Christy Sterling, Member

Thomas Collier
Thomas Collier, Alternate

Jack Candela
Jack Candela, Member
Laura Shultz
Laura Shultz, Member

Absent
Heather Earhart, Member