



# 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**  
*January 22, 2013 ~ 4:00 p.m.*

Attendees: Jack Candela, Member  
Laura Schultz, Member  
Christy Sterling, Member  
Heather Earhart, Member

Absent: Jean Moulds, Chairperson, Tom Collier, Alternate

Also in attendance were town staff members: Teri Dimsey, Recording Secretary, DeAnn Adler, Plans Reviewer, Geoff Ciniero, CMS Assoc., Robert Goldman CDG Assoc., Jeff Bell, McDonald's USA, Francis M. Shepherd and Francis N. Shepherd, Property Owner's and Laura Clark, from LSA. 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 December 17, 2012 meeting were presented for approval.

**Member Earhart moved to approve the December 17, 2012 minutes as submitted; seconded by Member Schultz, no further discussion; motion passed unanimously.**

**Town Administrator's Report:**

Ms. McKay was not in attendance. Ms. Adler reported that a contract was awarded for the Greenbrier Water Tower Rehabilitation Project and work should begin on it in the spring (see the January 14th Town Council meeting minutes for more detail).

**New Business:**

**Case # 1-13 – 40950 Merchants Lane – McDonald's Restaurant** - Request for approval of minor site plan changes and cosmetic changes to the exterior of the building.

**Architects:** The Chesapeake Design Group Architects, Inc.  
**Zoning:** Commercial Business (C-B)

Ms. Adler introduced the project stating that the McDonald's Corporation would like to make changes to the restaurant located in the Leonardtown Centre. Those changes include the following:

1. Convert existing drive thru to a side by side ordering point system and install new order canopies.
2. Expand trash corral as required to allow for new recycle area and install trex on gates and enclosures to match building color scheme. This will result in the loss of one parking space.
3. Reconfigure existing concrete curb, sidewalk and landscape area to comply with ADA requirements.
4. Parking lot will be milled and resurfaced with overlay and re-striped.
5. Install new signage as shown on plans.
6. Expand drive thru cash booth by 25 square feet.
7. Modify the exterior of the building façade to make it more attractive.

The interior of the restaurant will also be renovated, but those interior renovations do not require P & Z approval, only a building permit. She then introduced Mr. Robert Goldman who gave a brief overview of the changes they were proposing and passed out some color renderings of the proposed changes to the building. He stated that the McDonald's Company was going through an extensive re-branding program throughout the country, and they have decided to upgrade and refresh this McDonald's restaurant as part of that program and correct any ADA issues that may exist and provide some more energy efficient measures to the building. It is a fairly quick process, probably about four weeks to complete, and the transformation will be quite remarkable. The drive-thru will now be a side by side configuration which will allow for quicker service and reduce congestion on the site during the rush hours.

Member Candela asked about the interior renovations that will take place. The answer was that the interior changes will be minimal since it was fairly recently renovated. Member Candela remarked that the permanently mounted stools on the interior tables are very hard to get into and out of, and asked if they could possibly look into changing those. This request is as a patron of the restaurant, not a P & Z issue. Mr. Jeff Bell stated that he would pass that request on and they would see what could be changed.

**Member Earhart made a motion to approve the changes to the McDonald's Restaurant as presented, Case #1-13. Member Sterling seconded the motion. No further discussion. Motion passed unanimously.**

Mr. Francis Shepherd spoke from the audience, stating that he had an issue he wanted to address to the P & Z Board. It was regarding the ongoing stormwater management issues he has been having with Quality Built Homes, on the lots that abut his property. He explained his grievances and Ms. Adler asked to meet with him privately after the meeting was over, to get more details and contact information so that a meeting could be arranged with Tony Wheatley and Andy Bice to help him resolve his issues.

**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 Earhart, no further discussion, motion passed unanimously. Meeting ended at 4:30 pm.**

Respectfully Submitted:

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DeAnn Adler

**Approved:**

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Jean Moulds, Chairperson

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Jack Candela, Member

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Christy Sterling, Member

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Laura Shultz, Member

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Thomas Collier, Alternate

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Heather Earhart, Member