

Commissioners of Leonardtown

22670 Washington Street P. O. Box 1, Leonardtown, Maryland 20650

301-475-9791 • FAX 301-475-5350 leonardtown.somd.com

LASCHELLE E. McKAY Town Administrator

Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting

May 15, 2017 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson

Heather Earhart, Member Laura Schultz, Member Christy Hollander, Member Jack Candela, Member

Also in attendance were Mayor Dan Burris and Town staff members Laschelle McKay, Town Administrator; Teri Dimsey, Recording Secretary; and Jada Stuckert, Planning & Zoning Assistant.

Other persons present were Wayne Hunt, Little Silences Rest, Inc.; Wayne Davis, W.M. Davis Development, LLC; Geraldine L'Heureux and Jessica L'Heureux, Shepherd's Old Field; and Jeff Brown of Clark's Rest. Sign-in sheets for this meeting are on file at the Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of March 20, 2017 meeting were presented for approval.

Member Candela moved to approve the March 20, 2017 minutes as presented; seconded by member Schultz. There being no further discussion, the motion passed by a 5-0 vote.

Town Administrator's Report:

Mrs. McKay gave overviews of the April and May Town Council meetings. In April the council reviewed bids for the Town owned surplus property and accepted bids for the Church Street and Courthouse Drive properties. Work has been completed on the Fenwick Street SMECO pole clean-up project.

In May, council review and approved the 2018 budget ordinance leaving the tax rate the same. Council applied for and received a Community Parks & Playground grant for improvement to Miedzinski Park in a joint effort with St. Mary's County Government.

Old Business:

Case No. 36-15

Orchard Hills, Fenwick St. Map 133, Adjusted Parcel 482

Request for Final Site Plan Approval

Owner: Annewayne Investments, LLC W.M. Davis Development, LLC Developer:

Engineer: Wayne Hunt, Little Silences Rest, Inc.

Project Size: 1.361 acres +/-

Zoning: R-MF

Critical Area Overlay

LDA Limited Development Area

Ms. McKay presented the staff report indicating the Planning and Zoning Board held a public hearing on July 20, 2015 and sent a favorable recommendation for rezoning to Town Council. The property was rezoned from R-SF to R-MF in August 2015. The remaining acreage of parcel 482 is sufficient for the development of one building consisting of four townhomes.

There are steep slopes on the property as well as critical area overlay, the developer has gone through in-house Critical Area Review to meet the requirements for steep slopes. This property does meet the required set-backs, parking and open space requirements.

The property is currently heavily buffered from surrounding properties. The developer will clear a small space for stormwater management purposes however will replant the total site with 41 trees and 54 shrubs.

The project received Soil Conservation District final approval on April 10, 2017 and Department of Public Works and Transportation final approval on May 1, 2017.

Wayne Davis indicated State Fire Marshal approval is not required for this project. Ms. McKay indicated during concept approval buffering and lighting were the major concerns which have been addressed. Mr. Davis stated the property is heavily buffered and more plantings will be done to mitigate the small amount of clearing that will take place.

Chairperson Moulds entertained a motion. Member Schultz made a motion to approve case #36-15 Orchard Hills final site and architectural plans for a 3,200 sq. ft. Four Unit Townhome and Member Candela seconded. The motion passed by a 5-0 vote.

Case No. 4-16 Leonardtown Volunteer Fire Dept. Museum, 22750 Lawrence Ave.

Request for Final Site Plan Approval

Leonardtown Volunteer Fire Department Applicant:

Engineer: Wayne Hunt, Little Silences Rest Contractor: CMI General Contractors. Inc.

Land Area: 1.70 acres Project Size: 10,072 sq. ft.

Zoning: C-B Ms. McKay presented the staff report indicating, in February 2016, the Planning and Zoning Board approved a Boundary Line Adjustment Plat to combine the existing carnival lot with a neighboring residential property for the purpose of constructing a Fire Department Museum and Garage.

Also, in February 2016 the Planning and Zoning Board approved the concept plan to construct a 6,500 sq. ft. museum and 3,572 sq. ft. garage at the corner of Shadrick Street and Lawrence Avenue. The site plan has only encountered minor changes since concept plan approval. The number of parking spaces provided far exceed the number of spaces required. Additional spaces will be used as overflow parking for firehouse functions, as well as additional parking for Town events.

This project is a design build, therefore the developer will return to Planning and Zoning Board for final architectural approval at a later date. The project received Soil Conservation District final approval on April 11, 2017, Department of Public Works and Transportation final approval on April 5, 2017 and Town Water and Sewer final approval on May 11, 2017. Currently, State Fire Marshal final approval is pending.

Chairperson Moulds entertained a motion. Member Candela made a motion to approve case #4-16 Leonardtown Volunteer Fire Department Museum and Garage final site plan pending approvals from the State Fire Marshal and architecturals upon completion of building design and Member Earhart seconded. The motion passed by a 5-0 vote.

New Business:

Case No. 11-17 Shepherd's Old Field Market, 22725 Duke Street

Informational Presentation

Owner: Robert Miedzinski Lessee: Geraldine L'Heureux

Land Area: 31,900 sq. ft. Building Size: 9,000 sq. ft.

Zoning: C-B

Ms. McKay presented the staff report indicating this project is being presented for informational purposes only and no action from the Board is necessary. Shepherd's Old Field Market aims to revitalize and re-use the existing Leonardtown Building Supply building. The project plans to be a mixed-use community marketplace. Architecturally, the existing building will receive a fresh coat of paint, wood feature to highlight the entrance, new windows to replace the old block windows, and a mural on the left side of the building. The interior is intended to house a farmers market and several different vendor stalls.

Geraldine L'Heureux stated she wants the building to be a type of community catalyst to host vendors, farmer's market and various events. Chairperson Moulds asked what types of vendors were being considered. Ms. L'Heureux indicated crafters, artisans, etc. Chairperson Moulds asked if the building would be heated and if the Amish and Mennonite have been considered for the farmer's market. Ms. L'Heureux stated the building would be heated in the winter and she has been in contact with the Amish and Mennonite communities. Ms. L'Heureux stated she is framing the business to be

able to support pop-up vendors on weekends, food trucks, and possible theatre activities. Chairperson Moulds stated it is going to be nice to revitalize this area of Leonardtown. Member Earhart asked about the timeline of the project and if a beer garden would be one of the vendors. Ms. L'Heureux stated she is working with her Architect and Contractor to hopefully have some of the vendors up and running by August. She has been in contact with a local brewer however licensing takes longer with breweries. This possibility is not being ruled out. Member Hollander asked about the parking. Ms. McKay stated the parking regulations are currently being met but other options are being looked at for when the business expands.

Case No. 25-17 College of Southern Maryland, Maintenance Building

Request for Concept/Final Approval

Owner: College of Southern Maryland

Contractor: W.M. Davis, LLC

Engineer: J Hopson Consulting, LLC Land Area: 37.49 acres (entire site)

Project Size: 1,440 sq. ft.

Zoning: I-O

Ms. McKay presented the staff report indicating the applicant is requesting both concept and final site plan and architectural approvals. Due to the small size of the project, staff sees no issue in reviewing and or granting concept and final approval at the same time. The project is a 30'x48' maintenance building with a concrete apron in front of the doors. The maintenance building will need to make a sewer connection for a utility sink (mop sink) and will tap off existing building A for a small water line.

Currently there are two sheds in the proposed location of the maintenance building. One shed will be removed from the property and the other will be relocated to the east side of the maintenance building as shown on the site plan sheet five. The façade will be brick on three sides to match the façade of existing buildings. The fourth side will be traditional siding.

To date, Soil Conservation District or Department of Public Works and Transportation approvals are pending. Fire Marshal approval is not required.

Chairperson Moulds entertained a motion. Member Earhart made a motion to approve case #25-17 College of Southern Maryland Maintenance Building concept/final site plan and architecturals pending approvals from the Soil Conservation District and Department of Public Works and Transportation and Member Hollander seconded. The motion passed by a 5-0 vote.

Other Business:

None

Review of Monthly In-House Permits – No comments

Chairperson Moulds entertained a motion to adjourn the meeting. Member Hollander made the motion; seconded by Member Schultz. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:45 p.m.

	Respectfully submitted:
	Jada Stuckert, Planning & Zoning Assistant
Approved:	
Jean Moulds, Chairperson	
Laura Schultz, Member	
Christy Hollander, Member	
Heather Earhart, Member	
Jack Candela, Member	