



Commissioners of Leonardtown

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

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

DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting October 15, 2018 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Member
Heather Earhart, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; Jada Stuckert, Planning Assistant; and Jackie Post, Fiscal Clerk.

Other persons present were Jim Gotsch of Soltesz; Mary Ann Thompson and Deborah Diedrich of the St. Mary's County Detention Center; Tim Cameron of the St. Mary's County Sheriff's Office; Gary Whipple and John Deatrack of St. Mary's County Public Works; and Chris Bologna of CSBI, Sign-in sheets for this meeting are on file at the Town Office.

President Moulds called the meeting to order at 4:03 p.m. The minutes of the August 20, 2018 meeting were postponed to the next meeting due to a lack of approved quorum.

Town Administrator's Report:

Mrs. McKay gave an overview of the October Town Council meeting.

New Business:

Case No. 66-18 **St. Mary's County Detention Center Addition – 23310 Leonard Hall Drive**
Request for concept plan approval for an approximately 9,500 sq. ft. addition

Owner: State of Mary's Department of General Services
Applicant: Board of County Commissioners for St. Mary's County C/O Gary Whipple
Engineer: Soltesz, Inc.
Property: Tax Map 127, Parcel 530
Land Area: 5.47 acres
Zoning: L-IO

Ms. Stuckert gave an overview of the project indicating the Board of County Commissioners for St. Mary's County brought forth a similar concept plan for an addition in October of 2011 and received their final site plan approval for the addition in March of 2012. At that time only one condition was placed on the plan which was buffering between the detention center addition and the surrounding residential areas. A building permit for the addition was issued in mid-2012 however the project stalled and the permit was refunded in 2013.

COUNCIL: TYLER ALT HAYDEN T. HAMMETT
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

Today, the Board of County Commissioners are requesting concept site plan approval for an approximately 9,500 +/- sq. ft. addition to the existing detention center. This addition will include an extensive medical wing as well as an additional 64 beds. Stuckert indicated, to date, concept plan approval letters have been received from Soil Conservation District and the Department of Public Works and Transportation.

Mr. Gary Whipple gave a brief overview of the project indicating this addition has a much smaller floorspace when compared to the older plan however it will be a two-story addition. President Moulds asked how close the addition will be to other properties. Member Earhart mimicked and asked how close the addition will be to the Academy Hills Subdivision. Mr. Jim Gotsch indicated the addition would be approximately five-hundred feet to the rear property line of the Academy Hills Subdivision.

Mr. Gotsch indicated the addition will be placed on the rear of the existing building which requires the dumpster pads and existing road to be moved. No changes will be made to the main entry of the building and there will be only one acre of disturbed area. A new stormwater management pond will be installed to accommodate for the new impervious surface.

Member Earhart asked about the exterior lighting. Mr. Whipple indicated the lighting will be the same as it is now and directed only towards the building/ Member Earhart asked how many beds the center holds. Ms. Diedrich stated there will be a total of 230 beds. Mr. Bologna explained that due to the segregation the bed count differs than that of a hotel. Ms. McKay asked about the security of the building and addition. Mr. Bologna stated there would be a robust upgrade to all security systems with this addition as it will also house a new central control center. Mr. Bologna indicated that the security upgrade would make the facility safer for the staff, inmates, and the community alike.

Member Schultz asked if comments have been received from the surround community members. Mr. Whipple indicated this project has been in the Capital Improvement Plan for many years. Member Earhart asked if there would be a problem with allocating the required amount of EDU's for this project. Ms. McKay indicated that the EDU's have been set aside for the project since 2011.

Member Schultz moved to approve the requested concept site plan for the construction of an approximately 9,500+/- addition to the existing detention center for Case No. 66-18 and Member Earhart seconded. The motion passed unanimously.

Other Business: None

Review of Monthly In-House Permits – No comments

President Moulds entertained a motion to adjourn the meeting. Member Earhart made the motion; seconded by Member Schultz. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:35 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Absent

Jeff Brown, Member

Heather Earhart, Member

Absent

Chris Jeys, Member

DRAFT