



# 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**  
*July 15, 2019 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Heather Earhart, Member  
Chris Jeys, Member  
Jeff Brown, Member  
Laura Schultz, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; Jada Stuckert, Planner; and Teri Dimsey, Executive Secretary. Other persons present were Samantha Rutherford from BSA Troop 1793, Mary Ann Thompson and Michael Merican of St. Mary's County Corrections, Drew Kelly of DPW&T, Lauren Lawson, and Sean Lawson. 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. **Member Jeys made a motion to approve the minutes of June 17, 2019 and Member Earhart seconded. The minutes were approved by a 5-0 vote.**

### **Town Administrator's Report:**

Mrs. McKay gave an overview of the July Town Council meetings.

### **New Business:**

**Case No. 66-18      St. Mary's County Detention Center Addition – 41880 Baldrige Street**  
Request for Final Site Plan approval.

Owner: Saint 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

Mrs. Stuckert gave an overview of the project indicating the applicant is requesting final site plan approval for a 9,500+/- sq. ft. addition to the existing detention center. The project received concept

plan approval in October of 2018. This addition will include an extensive medical wing and an additional 64 beds. To date, approval letters have been received from Soil Conservation District and the Department of Public Works and Transportation. Fire Marshal comments are currently pending.

Mr. Whipple introduced his team and reviewed the changes made to the site plan since concept review. The storm drain has been rerouted back to the original storm drain area and the retaining wall was pushed back away from the building. The floor plan and utility layout remain the same. The first floor will contain the medical wing and the second floor and mezzanine will provide housing for inmates.

Member Schultz asked if the distances from local communities have remained the same. Mr. Whipple indicated the addition is located behind the existing building therefore it will actually be further from the Academy Hills Subdivision and there will be no clearing done to expose the building.

***President Moulds entertained a motion. Member Earhart made a motion to approve the final site plan for Case No. 66-18 and Member Schultz seconded. The motion passed by a 5-0 vote.***

### **Ord. No. 193                      Zoning Text Amendments**

Mrs. McKay introduced Ordinance No. 193 to add breweries, wineries, and distilleries as permitted uses in the Commercial Business, Commercial Highway, and Commercial Marine districts. This ordinance was previously introduced to Town Council on July 8, 2019 and is now pending a favorable recommendation from Planning & Zoning. If a positive recommendation is given Town Council will hold a public hearing on the amendment at their August meeting.

Mrs. McKay indicated there has been much interest in breweries, wineries, and distilleries for the Leonardtown area. At this time, the ordinance is being introduced as an economic development strategy due to the interest. Chairperson Moulds asked if the Town would be requiring these establishments to serve food. Mrs. Stuckert stated no, however there are different regulations enforced by State Licensing requirements that may require certain establishments to serve food. Member Schultz asked if these types of businesses would have any affect on our water. Mrs. Stuckert indicated most breweries, wineries, and distilleries use a product called Starsan to clean their equipment. Starsan is eco-friendly and would not cause any issues with the Town's water supply.

***President Moulds entertained a motion. Member Jeys made a motion to send a favorable recommendation to Town Council for Ordinance No. 193 and Member Brown seconded. The motion passed by a 5-0 vote.***

**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 by a 5-0 vote. The meeting was adjourned at approximately 4:17 p.m.***

Respectfully submitted:

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Jada Stuckert, Planning & Zoning Assistant

Approved:

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Jean Moulds, Chairperson

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Laura Schultz, Member

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Jeff Brown, Member

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Heather Earhart, Member

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Chris Jeys, Member