



# Commissioners of Leonardtown

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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**  
*May 17, 2021 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Laura Schultz, Vice-Chair  
Heather Earhart, Member  
Doug Isleib, Member  
Andrew Ponti, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; and Teri Dimsey, Executive Secretary. Other persons present were James Kelly and Patrick Kelly. 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. *Member Ponti made a motion to approve the minutes of April 19, 2021 and Member Earhart seconded. The motion passed by a 5-0 vote.*

**Town Administrator's Report:**

Mrs. McKay gave an overview of the May 2021 Town Council meeting and projects to look forward to.

**PUBLIC HEARING 4:15 PM**

**New Business:**

**Case No. 5-21**

**Comprehensive Plan Update for Leonardtown Overlanding**  
Request for favorable recommendation to Town Council.

Owner: James and Charlene Kelly  
Property: 23055 Newtowne Neck Road  
SDAT: Tax Map 32, Grid 21, Parcel 192 and Grid 14, Parcel 414  
Land Area: 95.7900 Acres +/-  
Zoning: Residential Single Family

Mrs. Stuckert gave an overview of the request stating the Town is required to add areas to be annexed into its comprehensive plan and seek comments and a recommendation from the Planning and Zoning Commission. The Town is requesting a recommendation to Town Council to add areas into the Future Growth section of the Comprehensive Plan for potential future annexation of the properties listed above. The property will be used for an outdoor recreation facility and would be a perfect location as it is near the existing Port of Leonardtown Public Park and the Newtowne Neck State Park. The proposed Leonardtown Overlanding will preserve this large tract of land from development in the future. As it is proposed, the property would remain as residential-single family zoning.

***Member Isleib made a motion to close the regular meeting and open the public hearing and Member Schultz seconded. The motion passed by a 5-0 vote.***

Mrs. McKay indicated no buildings are being proposed at this time as well as no water and sewer connections. Chairperson Moulds asked if the board needed to submit a use for the property? Mrs. McKay stated that we answered that comment with the Maryland Department of Planning and the property will remain a residential use. We feel that this is a protection of a large tract of land and still leaves 30 acres for the Kelly's personal use. Mr. Kelly indicated that he himself has a personal interest to have the land remain residential and silent as he does live on the property.

***Member Earhart made a motion to close the public hearing and re-open the regular meeting and Member Ponti seconded. The motion passed by a 5-0 vote.***

Member Schultz asked if the recreational use is an allowed use in the residential district. Mrs. McKay indicated the use is allowed via special exception and would need to go through the Board of Appeals process.

***Chairperson Moulds entertained a motion on the project. Member Ponti made a motion to recommend the request for Case No. 5-21 Comprehensive Plan Update for Leonardtown Overlanding to Town Council and Member Schultz seconded. The motion passed by a 5-0 vote.***

**Review of Monthly In-House Permits** – No questions.

***Chairperson Moulds entertained a motion to adjourn the meeting. Member Schultz made the motion; seconded by Member Earhart. There being no further discussion, the motion passed by a 5-0 vote. The meeting was adjourned at approximately 4:45 p.m.***

Respectfully submitted:

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Jada Stuckert, Planning & Zoning

Approved:

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Jean Moulds, Chairperson

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Laura Schultz, Member

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Andrew Ponti, Member

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Heather Earhart, Member

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Doug Isleib, Member