



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
June 21, 2022 ~ 4:00 p.m.

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

Also, in attendance were Town staff members Lachelle McKay, Town Administrator, Mike Bailey, Planner and Teri Dimsey, Executive Secretary. Other persons present were Gerrie L'Heureux owner of Shepherd's Old Field Market, and Wayne Hunt of Little Silences Rest, Inc., Sign-in sheets for this meeting are on file at the Town Office.

Chairperson Jean Moulds called the meeting to order at 4:01 p.m. Member Ponti made a motion to approve the minutes of May 16, 2022 and Member Isleib seconded. The motion passed by a 5-0 vote.

Town Administrator's Report:

Mrs. McKay gave an overview of the previous Town Council meetings, reporting the extension of the Woodlawn lawn care contract, also provided a change order for SE Davis for additional repair and further construction on Phase 2 portion of the wharf pier which includes the adding of water, electric and sewage pump station to the site. Mrs. McKay gave an overview of the Town's paving projects. Mrs. McKay added that the trolley for the Town will be running Fridays through Sundays all summer long. Mrs. McKay gave an update on the L-town Alley project explaining the upcoming construction in the next couple of weeks.

New Business:

Case No. 11-17 'E' Shepherd's Old Field Market – 22725 Duke Street - Building Addition
Request to expand northern side of building by 13' x 40'.

Owner: Maison Renouvele Urban/Suburban, LLC
 C/O Gerrie L'Heureux
Surveyor: Little Silences Rest, Inc.
SDAT: Tax Map 133, Grid 003, Parcel 0193
Land Area: 31,900 square feet
Zoning: Commercial Business (CB)

Mr. Bailey gave an overview of the project requesting review and concept approval of 13' x 40' building addition along the northern portion of the existing building. The proposed addition is to be used for upgrading the current kitchen area and providing two new bathrooms on the ground floor with the second story and rooftop area to be

utilized as an additional assembly area. The total square footage proposed is 1,560 sq. ft. more or less for the proposed two stories with an assembly area on the roof top. The proposed addition meets the current building restriction line requirements per the current Town Ordinance. The applicant is requesting review and concept approval of 13' x 40' building addition along the northern portion of the existing building.

Mr. Bailey explained that the request should be subject to all government agencies, including St. Mary's County Health Department and the Fire Marshal's office approval. Mr. Bailey also explained that the dimensional differences on the civil drawings and architect drawings proposed need to be resolved.

Mrs. L'Heureux explained the dimensional difference between the architect and civil drawings were to address the setback requirements from the existing SMECO power lines and the architect has not modified the plans as of yet to be the same as the civil drawings. Mrs. L'Heureux did communicate that the square footage would stay the same. Mrs. L'Heureux communicated that she felt that the architect and fire marshal would be able to work through their differences. She indicated that if she had to, she would not seek the roof top assembly area if she couldn't get approval from the fire marshal in a timely manner.

Further discussion from the planning members in reference to the rooftop assembly area, Mrs. McKay communicated that the rooftop assembly area would be contingent upon the Fire Marshal's approval. Mrs. L'Heureux communicated that if the Fire Marshal required a sprinkler system because of the rooftop assembly area that she would not proceed with the area, she doesn't want the project held up due to the requirement.

Member Ponti ask for clarification if the proposed restrooms were going to be strictly dedicated to the new area or would they be used by other tenants. Mrs. L'Heureux clarified that they would be used by the new addition and there was a gate that separated the other tenants in the evenings.

Clarity was given in reference to existing parking in front of the store as well as the leased area behind the building. The existing parking required with the new addition would be 82 spaces, the existing site has 82 spaces currently, therefore no additional parking would be required.

Gerrie L'Heureux, is requesting concept approval of a 13' x 40' building addition along the northern portion of the existing building.

Member Earhart, made a motion to approve the proposed addition with conditions that the owner receive final fire marshal review and approval for the requested Case No. 11-17 'E', Shepherd's Old Field Market – 22725 Duke Street - Building Addition – Request to expand northern side of building by 13'x 40' excluding the roof top assembly area, Member Isleib seconded. The motion passed by a 5-0 vote.


Review of Monthly In-House Permits

Member Ponti, requested information in regard to the formula business restriction, Mrs. McKay explained that a committee was formed and a drafted business restriction has been created and the formula business restriction was presented to The Leonardtown Business Association (LBA) and some local businesses that fall under the franchise designation to get feedback. The committee would then gather all the comments from various sources and present to the Town Council as well as having public hearings. Member Ponti, wanted to know how the formula business restriction would affect the planning commission in the future. Mrs. McKay communicated that the formula business would limit the square footage of a business, if a business required additional square footage, then there would be a more stringent process for obtaining additional square footage beyond the restriction. The Planning Commission would make recommendations to the Town Council once a project is in the process. Member Isleib inquired whether the committee has received any response from the LBA or franchise owners. Mrs. McKay communicated that she has not heard back from the current franchise owners due to some scheduling conflicts but did say that the LBA was very receptive to the formula business restriction in general.

Chairperson Moulds inquired about the status of the floating dock and whether any repairs have been made. Mrs. McKay communicated that the Town is waiting on pricing so we can replace it within the same footprint. Mrs. McKay communicated that we have a design and are awaiting pricing. Once we get the required pricing SE Davis would be able to perform the work under the current contract. Mrs. McKay communicated that there is grant money being provided to pay for the dock. Mrs. McKay communicated that she is also trying to accommodate something for the airplane, sea plane rides. Member Earhart communicated that someone she knew had gotten hurt, Mrs. McKay said that it would be blocked off until construction has been completed.

Chairperson Moulds entertained a motion to adjourn the meeting. Member Schultz made the motion; seconded by Member Ponti. There being no further discussion, the motion passed by a 5-0 vote. The meeting was adjourned at approximately 4:38 p.m.

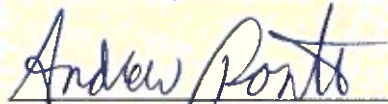
Respectfully submitted:


Michael A. Bailey, Sr., Planning & Zoning

Approved:


Jean Moulds, Chairperson

Excused
Laura Schultz, Vice-Chair


Andrew Ponti, Member


Heather Earhart, Member

Excused
Doug Isleib, Member