

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
October 4, 2005, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Rich Gilpin, Mark Rose, Debra W. Posey, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk [Ms. Posey assumed full voting rights when Mr. Back left the meeting due to a family medical emergency.]

Town Staff: Steven F. Schroeder, Project Manager

Minutes:

Chairman Echols called the meeting to order at 7:00 PM and asked Mr. Back to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of September minutes

Mr. Hettel made a motion to approve the minutes of the September regular meeting. Mr. Rose seconded and the motion passed by unanimous vote.

#### Public hearing: Traditional Neighborhood (TND designation request by GP Homes, LLC on Parcels 17, 18, 20, 21, 22, 23, 24 and 25 of Heritage Green

Chairman Echols called the hearing to order. Ms. Flerlage entered the following into the record: (1) the Certification of Publication that the notice of the hearing was properly advertised in the September 16, 2005, edition of the Maryland Independent newspaper, and (2) the Affidavit from Nicholas Tryfon, GP Homes, LLC, that a sign was posted on the property on September 16, 2005, giving notice of the time and place of the public hearing.

Charis Lapas, of GP Homes, and Pat Faux, of The Faux Group, Inc. were present to provide information regarding how Heritage Green meets the criteria for TND designation and answer any questions posed by the Commission.

Ms. Flerlage provided a synopsis of the staff report, describing how the request for TND designation has met the four tests required by the ordinance.

Chairman Echols asked if anyone in the audience wished to speak.

William A. Frazier, Town resident, asked (1) about plans for the railroad crossing, (2) if the developer was aware that a spur had been added to the track near Heritage Green for the purpose of hauling gravel, and (3) if there were any plans for installing residential sprinklers in single family detached dwellings in addition to installing them in attached dwellings. Mr. Frazier suggested that part of the regular process include the developer providing the following

information to the Department of Emergency Services for evaluation of any potential conflicts with a microwave path: the longitude and latitude and finished grade elevation, and the height of any structures above the finished grade elevation.

Regarding those comments, Chairman Echols remarked that, (1) it should be remembered that the La Plata Volunteer Fire Department is located on the opposite side of the railroad tracks and that he will be looking for the developer to demonstrate a continuance of effort to obtain the crossing, (2) even though the Code does not currently require residential sprinklers in single family detached dwellings, when a development achieves this density and closeness of structures, the architect is responsible for designing safe buildings, and (3) determining there is no conflict with a microwave path should be considered due to the higher topography of this property.

John Hartline, 11 Quailwood Parkway, questioned how much of the Town's sewer capacity will be used by this development and asked if sewer capacity and the issue of water supply had been addressed. At the request of Chairman Echols, David Cooksey responded that the Town currently has sewer capacity for an additional 1500 units and the sewer system can be upgraded to provide more capacity. Mr. Cooksey also noted that the developer is responsible for constructing on-site water and sewer lines and that the Town provides off-site improvements through collection of the major facilities fee. Mr. Back noted that the Town is currently considering upgrading the sewer system from 1.5 million gallons to 2.5 million.

There being no other speakers and no further discussion by the Planning Commission, Chairman Echols closed the hearing.

Recommendation - Traditional Neighborhood (TND designation request by GP Homes, LLC on Parcels 17, 18, 20, 21, 22, 23, 24 and 25 of Heritage Green

Mr. Rose made a motion to recommend to the Town Council that the TND designation request be granted. Mr. Gilpin seconded the motion and it passed. Mr. Back abstained from voting.

Chairman Echols called for a brief recess at 8:23 PM. During the recess, Mr. Back left the meeting due to a family medical emergency. Ms. Posey had full voting rights when the meeting reconvened at 8:39 PM.

Site development plan review (final) – La Plata Plaza North

Ms. Flerlage advised that representatives from Phillips Edison and Bohler Engineering were present for a final review of the site development plan and updated the Commission on this project, noting that the September 27 staff review report included information indicating that the concerns of the police department and fire department had been implemented and addressed. Ms. Flerlage also noted that the Commission members had been provided with plans approved by the Design Review Board.

Mr. Gilpin made a motion to direct Town staff to proceed with this project. Mr. Hettel seconded the motion and it passed by unanimous vote.

Parking requirements for TND discussion and presentation

The Commission received the following regarding amending parking requirements in TND: (1) report from Ms. Flerlage, (2) letter dated September 2, 2005 to Ms. Flerlage from Richard A. Kramer, of Kramer and Levine, containing sample homeowners association provisions, (3) proposed amendments from Zakary A. Krebeck, of Bolton Associates, and (4) a drawing from Ken Crouse, of Lorenzi, Dodds and Gunnill, showing examples of development where garage parking is allowed/not allowed to be credited towards off-street parking requirements.

Following a discussion, the Planning Commission agreed to consider amending the parking requirements as they apply only to TND. Chairman Echols directed Ms. Flerlage to prepare an amendment and schedule it for public hearing at the November Planning Commission meeting.

Other business

Chairman Echols acknowledged the 2006 meeting calendar prepared by the Clerk. Chairman Echols noted that the July meeting needs to be rescheduled from July 4 to July 5, and asked the Commission to agree to cancel the August meeting. Mr. Rose made a motion to reschedule the July meeting to July 5 and to cancel the August meeting. Mr. Hettel seconded the motion and it passed by unanimous vote.

There being no other business to discuss, the meeting adjourned at 9:39 PM.

Submitted by:

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Judith T. Frazier  
Town Clerk