

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session
September 9, 2008, 7:00 PM

Present: Mayor Roy G. Hale, Councilman James Goldsmith, Councilman Scot D. Lucas, Councilwoman Paretta D. Mudd, Councilman Vic E. Newman; Daniel J. Mears, Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Treasurer; Cathy Flerlage, Director of Planning and Zoning

Minutes:

Mayor Hale called the meeting to order at 7:07 PM.

Matters of Council Discussion

Charles County Community Foundation

Description: Gretchen Heinze Hardman, Executive Director of the Charles County Community Foundation, will discuss what the Foundation does.

Ms. Hardman provided a PowerPoint presentation describing the purpose of the Charles County Community Foundation (CCCF), explained that the La Plata Foundation could be part of the CCCF as a “donor advised fund”, and encouraged the Town Council to partner with the CCCF. Following discussion, Mr. Mears asked Ms. Hardman to provide additional information, including fees, for the Town Council to review.

Proposed McDonald’s fast food restaurant on lot along Drury Drive

Description: Cathy Flerlage will describe the partial encumbrance on the lot which is similar to the issue that the Chick-fil-A lot had, and will describe some of the possible responses or actions the Town Council could take that she and Fred Sussman have discussed. [A memorandum from Ms. Flerlage to the Town Council, dated September 9, 2008, regarding the encumbrance on a portion of Lot 1A of La Plata Village Center was provided to the Town Council.]

Ms. Flerlage discussed with the Town Council the partial encumbrance issue on Lot 1A of La Plata Village Center, as described in her memorandum to the Town Council, which also included a copy of the staff report/Planning Commission recommendation to the Board of Appeals (regarding McDonald’s request for special exception) and an 11” x 17” version of the “Annexation Exhibit, La Plata Village Center” depicting the partial encumbrance on Lot 1A.

Council consensus: Following discussion, the Town Council agreed that prior to acting on the issue of the partial encumbrance on Lot 1A, Mayor Hale and Councilman Lucas will meet with George Morris, owner of the property, to discuss improvements/enhancements needed at the La Plata Village Center, including a perpetual maintenance plan, sign improvements, and exploration of opportunities for enhancement of the image of the shopping center.

Proposed Zoning ordinance amendment

Description: The Planning Commission has forwarded a proposed amendment to the Town's Zoning ordinance to provide for Accessory Dwelling Units. The Council will review and discuss the proposed text recommended by the Planning Commission. [A memorandum from Ms. Flerlage to the Town Council, dated September 9, 2008, regarding the proposed zoning ordinance amendment, and a draft ordinance were provided to the Town Council.]

Ms. Flerlage discussed with the Town Council the proposed zoning ordinance amendment to provide for accessory dwelling units (ADUs), as described in her memorandum to the Town Council, which included the Planning Commission's recommendation that the Town Council adopt the amendment and a statement that the Town Attorney reviewed and amended as necessary the proposed amendment. Ms. Flerlage's memorandum also included a copy of the staff report to the Planning Commission, schematics of examples of ADUs and two articles regarding ADUs.

Council consensus: Following discussion, the Town Council agreed more information is needed to address their concerns regarding the impact on the existing infrastructure, including the impact of additional vehicles on the existing transportation network and the impact on water and sewer and the Town's ability to serve what we have. In addition, the Town Council requested information be provided as to the total number of housing units this amendment could produce at 2020 build-out of the Town.

Geocaching

Description: Mr. Mears will a request from the Maryland Municipal League asking the Town to participate in a geocaching project to connect Maryland municipalities through geocaches.

Mr. Mears explained what geocaching is and the Maryland Municipal League's proposed Geocach Trail project.

Council consensus: Following discussion, the Town Council agreed to adopt a resolution at the September 23 meeting to participate in the Maryland Municipal League Geocache Trail project.

Matters of Information

- The next Southern Maryland Municipal Association meeting will be held on September 17, in North Beach.
- The Maryland Municipal League (MML) Fall Conference is scheduled for October 23-25, in Cambridge.
- Councilman Newman advised he is a member of the MML legislative committee and plans to discuss with them his proposed project of "Americans First," which he described as a patriotic measure that would provide for including "American" first and then ethnicity on forms that ask for ethnicity.
- Councilman Goldsmith advised he is a member of the MML convention planning committee, which is meeting on September 13, in Annapolis.

Future Work Session Topics

September 16:

- New irrigation systems ordinance
- Meeting with Beautification Commission
- Parks and Recreation Commission recommendations regarding Town parks

Other business

Mr. Mears spoke briefly about the Citizens Academy program and encouraged all interested to participate.

There being no other business, Councilman Lucas moved to adjourn the meeting at 9:13 PM. Councilwoman Mudd seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk