

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
October 5, 2004, 7:00 PM

Present: Chairman C. Keith Back, Garyton C. Echols, Jr., Keith A. Hettel, Robert W. Thompson, Zakary A. Krebeck, Roy G. Hale – Commission members; Cathy Flerlage, Director of Planning and Zoning; Carol L. Rollins, Administrative Assistant

Town staff: Steven F. Schroeder, Project Manager

Guests: (see roster)

Minutes:

Chairman Back called the meeting to order at 7:00 PM and read the agenda. He noted that the public hearing for Resolution 04-5 Rosewick Crossing Annexation would not be held at this meeting because the petition was withdrawn. Chairman Back then asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of September minutes

Mr. Hale asked that the minutes be corrected to show his attendance at the September meeting. Mr. Hale made a motion to approve the minutes of the September regular meeting. Mr. Thompson seconded the motion and it passed by unanimous vote.

#### Public hearing: Ordinance 04-10 Dimensional Requirements in Senior Living Communities

Chairman Back called the hearing to order. Ms. Flerlage advised that the hearing notice was advertised in the September 17, 2004 edition of the Maryland Independent. Ms. Flerlage provided a brief explanation of Ordinance 04-10, which sets required yard dimensions and removes the provision of calculating yards by use of §191-37G(1), (2) and (3).

Chairman Back asked if anyone in the audience wished to speak for or against the ordinance. Blake Altman, 104 Quail Court spoke in opposition to reducing the setbacks, and requested additional study of the proposed changes. Tim Lessner, 3775 Leonardtown Road, Waldorf spoke in favor of the proposed ordinance. There being no other speakers and no further discussion by the Commission, Chairman Back closed the hearing.

#### Recommendation: Ordinance 04-10

The Commission members agreed that specific numbers should be used in place of the complicated formula stated in the current code. Ms. Flerlage was directed to clarify “common open space”, “at the sole discretion of the Zoning Administrator”, and to show as an amendment the reduction of the front yard from 25 to 20 feet in Section 191-46.2 G (1)(c), (2)(c), and (3)(c).

Mr. Echols made a motion that the Planning Commission delay making a recommendation to the Town Council until the proposed amendments can be reviewed at their regular meeting on November 2, 2004. Mr. Thompson seconded the motion and it passed by unanimous vote.

Report from Project Manager

Mr. Schroeder reported on the status of the new Town Hall, noting that the cupola has been installed and drywall is being completed on the second floor this week. Work has begun on the La Grange and Centennial Street project and should be completed in April without snow delays.

There being no other business to discuss, the meeting adjourned at 8:30 PM.

Submitted by:

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Carol L. Rollins  
Administrative Assistant