

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
September 5, 2006, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Rich Gilpin, Debra W. Posey, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk [Due to the absence of Mr. Rose, Ms. Posey had full voting rights.]

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 July minutes

Mr. Hettel moved to approve the minutes of the July regular meeting. Mr. Gilpin seconded the motion and it passed by unanimous vote.

Hawthorne Greene Section 3 - preliminary plan approval

[A staff report dated September 5, 2006 was included in the Planning Commission's meeting packets.]

Chairman Echols acknowledged receipt of the staff report, and received confirmation from the Planning Commission members that they had reviewed the report.

Tim Lessner, of Lorenzi, Dodds & Gunnill, Inc., and David Hruda, of Somerset Development Company and Hawthorne Greene/applicant, presented information regarding this preliminary plan for 5 3-story condominium multi-family dwellings buildings, each building containing 12 dwellings.

Following discussion, the Planning Commission agreed they want a second means of emergency ingress/egress and that the developer should locate such access on the south side of the existing parking lot. The Planning Commission agreed that Hawthorne Greene Section 3 may proceed, with consideration given to the emergency access issue and to forest conservation issues.

Ellenwood - preliminary plan introduction; Code compliance review

[A staff report dated September 5, 2006 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly reviewed the staff report, noting that items relating to lot sizes should be ignored due to having the wrong plat at review. Ms. Flerlage noted that the major problem

with the preliminary plan is the 1500' cul-de-sac, which exceeds the 800' maximum allowed by Code.

Jim Gotch, of Loiederman Soltesz Associates, provided a brief overview of the project and asked for the Planning Commission's guidance regarding the cul-de-sac issue.

Following discussion, the consensus of the Planning Commission was that the plan must be redrawn to reduce the length of the cul-de-sac to no longer than 800', and to provide an emergency access point. Regarding the emergency access point, Mr. Gotch is to be advised that he may also show, as an alternative, a cut-through into Clarks Run Subdivision, and that the impact on properties on either side of such cut-through should be provided.

Ms. Flerlage suggested that any connection through to East Patuxent Drive in Clarks Run Subdivision be designed to provide for a circle and planted island (at the southern end of the road), which would act as a traffic calming device and prevent vehicles from "zipping through" to East Patuxent Drive.

Stagecoach Crossing, Phase 2C and Phase 2E - site development plan review and comment
[A staff report dated September 5, 2006 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly reviewed the staff report.

Michelle Bolton, of Bolton & Associates, LLC, and David Hruda, of Somerset Development/Stagecoach Crossing, LLC, presented information regarding Phases 2C and 2E of Stagecoach Crossing.

Following discussion, the consensus of the Planning Commission was that Phases 2C and 2E of Stagecoach Crossing may proceed.

Other business

There being no further business, Mr. Gilpin moved to adjourn at 9:25 PM. Mr. Back seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk