

La Plata Planning Commission
Town Hall, La Plata, Maryland
June 4, 2002, 7:00 PM

Present: Chairman Raymond J. Becmer, Walter T. Sollars, Jr., Keith A. Hettel, Roy G. Hale, C. Keith Back - Commission Members; Douglas R. Miller, Town Manager; Steven F. Schroeder, Project Manager; Judith T. Frazier (Due to the absence of Mr. Echols, Mr. Back had full voting rights.)

Guests: (See roster.)

Minutes:

Chairman Becmer called the meeting to order at 7:00 PM and read the agenda. Chairman Becmer asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of April minutes

Mr. Hale made a motion to approve the minutes of the April meeting. Mr. Sollars seconded the motion and it carried.

Adoption of Proposed Comprehensive Rezoning Map

Mr. Miller remarked that this had been slated for the May meeting, which was cancelled, and described a correction and an amendment to the map. The correction is that the Navy Housing property should be shown as R-10. The amendment is that the Sacred Heart Church property and the Louise Arehart property on St. Mary's Avenue are to be zoned CB. Mr. Miller advised that a motion would be needed regarding that amendment.

Mr. Sollars made a motion to approve the amendment to zone the Sacred Heart Church and the Louise Arehart properties on St. Mary's Avenue CB. Mr. Hale seconded the motion and it passed by unanimous vote.

Mr. Hale made a motion to approve the Comprehensive Rezoning Map as amended. Mr. Sollars seconded the motion and it passed by unanimous vote.

Jamestowne Section 3 final plat

Mr. Miller advised that this final plat for Jamestowne Section 3, consisting of 48 single family lots, is ready for approval and is in compliance with the preliminary plat.

Tim Lessner, of Lorenzi Dodd and Gunnill, displayed a copy of the plat and briefly described this section of Jamestowne. The Planning Commission complimented Mr. Lessner and the developer for doing a good job in Jamestowne.

Mr. Sollars made a motion to approve the final plat for Jamestowne Section 3. Mr. Hettel seconded the motion and it passed by unanimous vote.

Parking lot: Park and Ride

Mr. Miller briefly described the proposal by MTA to provide a larger parking lot for their commuter bus service, which has been very successful in this area and is in need of more space. They are proposing to put 300-400 spaces on a parcel on Washington Avenue, north of the Burleigh House parcel. David Jenkins, Tri-County Council, spoke briefly about MTA's need for more parking spaces, noting they do a very thorough analysis before choosing a site.

Centennial Shops

Mr. Miller advised that this was one of three developments for the Planning Commission's review and nonbinding recommendation.

Wayne Wilkerson and Jim Lorenzi were present to describe their proposal to construct an all-brick building on the site formerly occupied by the Gardiner Equipment Co., which was razed after the tornado. They described the building as 210' by 98', with a 12' by 8' clock tower at one end. They plan to move the building 85' back from Rt. 301 rather than the 31' that the previous building was set back, and reduce from three to two the number of entrances off Rt. 301. They will also have an entrance off Centennial Street. They plan to use the same street lights as are on Centennial Street in their parking lot. The Planning Commission agreed this would be a nice addition to the Town.

[KFC and Dr. Jenkins' building - developers not present; rescheduled for July meeting.]

Other business

Mr. Miller thanked Ray Becmer and SMECO for taking care of the Town and restoring power after the tornado, which enabled our water system to recover. Mr. Becmer gave credit to Kenny Hayden, of SMECO.

Chairman Becmer thanked the Mayor, the Town Council, Mr. Miller, and county officials for all of the progress made in the month since the tornado, which he termed was "nothing short of a miracle." Chairman Becmer also remarked that Hickory Ridge Subdivision was isolated due to debris in the roads because of the tornado, and stated he felt the Town didn't do them justice when the Town let Hickory Ridge not be tied in to Agricopia. He remarked that the Planning Commission should keep this in mind for the future.

In response to Mr. Sollars, Mr. Miller briefly described tornado damage to Town property.

There being no other business to discuss, the meeting adjourned at 7:49 PM.

Respectfully submitted,

Judith T. Frazier