

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Special Meeting - October 17, 2002, 6:00 PM

Present: Chairman Raymond J. Becmer, Walter T. Sollars, Jr., Keith A. Hettel, C. Keith Back, Roy G. Hale - Commission Members; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town 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 special meeting to order at 6:00 PM. The purpose of this special meeting was to discuss and make a recommendation on Ordinance 02-17.

Mr. Miller apologized for his absence at the October 1 meeting, during which a public hearing was held on Ordinance 02-17. He noted that Mr. Echols was unable to attend this special meeting and that each Planning Commission member had been given a copy of Mr. Echols' memorandum dated October 15, 2002, containing his concerns and questions regarding this ordinance, which were included during the discussion.

Mr. Miller explained the purpose of creating the historic district, noting that some property owners will be able to receive tax credits and that the creation of an historic district will alleviate some of their concerns that others redevelop in the same period manner so as not to devalue their hard work in restoring their homes. He noted that at this time the historic district is not fully defined, but will probably include some properties on Oak Avenue, the Sydney Mudd house on St. Mary's Avenue, and Haldane. Property owners will have two hearings (Planning Commission and Mayor and Council) at which they may plead their case if they do not wish to be included. In response to Chairman Becmer's question about specifications to build by, Mr. Miller noted that the Secretary of the Interior's Standards for Rehabilitation would be adopted.

During the discussion on this ordinance, concern was expressed that much work was being done to benefit only a few properties. It was also noted that this ordinance would provide a framework to preserve historic structures in the Town. It was noted that no one spoke either for or against the ordinance at the hearings held by the Planning Commission and the Mayor and Council.

Chairman Becmer asked for a motion on Ordinance 02-17. Mr. Hale made a motion to approve Ordinance 02-17. Mr. Back seconded the motion and it passed by unanimous vote.

Chairman Becmer asked Ms. Bembe to send each Planning Commission member a copy of the Secretary of Interior's Standards for Rehabilitation. Ms. Bembe will also send copies of the Sample Designation Criteria.

The special meeting adjourned at 6:50 PM.

Respectfully submitted,

Judith T. Frazier