

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
Wednesday, August 8, 2007, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Mark Rose, Debra W. Posey, James Goldsmith – Commission members; Cathy Flerlage, Director of Planning and Zoning; B. Gayle Curry, Administrative Assistant (Due to the absence of Mr. Echols, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; Steven F. Schroeder, Project Manager

Minutes:

Chairman Gilpin called the meeting to order at 7:00 PM and asked Mr. Goldsmith to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of July minutes

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

Heritage Green Phase 1A – final plat and plan of subdivision review and approval

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Mr. Mears briefly discussed the resolution that was adopted by the Town Council regarding asking federal, state and local elected representatives and railroad officials to support and assist the Town of La Plata's effort in obtaining a new rail crossing for Heritage Green Parkway in the Town of La Plata, and an update on responses received from Senator Mikulski, Congressman Hoyer and the State Highway Administration.

Following a brief comment regarding the development and efforts to obtain a crossing, Mr. Goldsmith moved to approve the Heritage Green Phase 1A final plat and plan of subdivision. Chairman Gilpin indicated a need for further discussion. During discussion, Mr. Gilpin advised he spoke to Chief Shahan and, in light of Mr. Echols' comments regarding difficulty in staffing a second firehouse, also discussed with him the alternative of a second firehouse. He noted that Chief Shahan expressed concern that the alternative plan for a second firehouse would be very difficult to obtain in terms of support from the county and difficulty in staffing, and made it very clear he does not believe it is an executable option.

Following discussion, Mr. Goldsmith repeated his motion to approve the Heritage Green Phase 1A final plat and plan of subdivision. Mr. Rose seconded the motion.

Chairman Gilpin moved to amend the main motion to provide that, in the event that the railroad crossing is not approved by CSX, the alternative solution is not another firehouse and that some other means to gain access should be investigated. Mr. Hettel seconded the motion to amend the main motion. Following discussion, a vote was taken on the motion to amend the main motion: Chairman Gilpin, Mr. Hettel and Ms. Posey voted aye; Mr. Rose and Mr. Goldsmith voted nay. Motion passed by majority vote.

Following discussion, a vote was taken on the main motion, as amended: Chairman Gilpin, Mr. Hettel, Mr. Rose and Mr. Goldsmith voted aye; Ms. Posey voted nay. Motion passed by majority vote.

St. Mary's Villas – final plat and plan of subdivision review and approval

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Mike Mohler, Baldus-Mohler Joint Venture, and Wes Tomlinson, of Ben Dyer, were present to provide information regarding the final plat and plan of subdivision and to answer any questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Following a brief discussion, Mr. Rose moved to approve the St. Mary's Villas final plat and plan of subdivision. Mr. Hettel seconded the motion and it passed by unanimous vote.

Hawthorne Greene Section 2 – final plat and plan of subdivision review and approval

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Tim Lessner, Lorenzi, Dodds, & Gunnill, and David Hrudu, Somerset Development, were present to provide information regarding the final plat and plan of subdivision and to answer any questions posed by the Planning Commission.

Following a brief discussion, Mr. Hettel moved to approve the Hawthorne Greene Section 2 final plat and plan of subdivision, with a stipulation that fire hydrants be relocated. Ms. Posey seconded the motion and it passed by unanimous vote.

Willow Woods – final plat and plan of subdivision review and approval

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Scott Burroughs, Lorenzi, Dodds, & Gunnill, and Paul Chiriaco, representing the owner, were present to provide information regarding the final plat and plan of subdivision and to answer any questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Following a brief discussion, Mr. Rose moved to approve the Willow Woods final plat and plan of subdivision. Mr. Hettel seconded the motion and it passed by unanimous vote.

Kent Knolls – final plat and plan of subdivision review and approval

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Ken Crouse, Crouse Engineering, was present to provide information regarding the final plat and plan of subdivision and to answer any questions posed by the Planning Commission.

Following a brief discussion, Mr. Goldsmith moved to approve the Kent Knolls final plat and plan of subdivision. Mr. Rose seconded the motion and it passed by unanimous vote.

Texas Roadhouse – final site development plan review and approval

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Jeff Zicardi, Texas Roadhouse, and Andrea Cardone, Interplan, were present to provide information regarding the Texas Roadhouse final site development plan and to answer any questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Following a brief discussion, Mr. Hettel moved to approve the Texas Roadhouse final site development plan. Ms. Posey seconded the motion and it passed by unanimous vote.

The Shops at Oriole – concept plan review and comment

[A staff report dated August 8, 2007 was included in the Planning Commission's meeting packets.]

Thom McKee, developer, Joe Kolgair, Traffic, Eric McWilliams, CNA, and Seth Long, Regency Centers, were present to provide information regarding The Shops at Oriole concept plan and to answer any questions posed by the Planning Commission.

Mr. McKee provided an overview of the entire site and the concept plan. Mr. Kolgair stated that they are waiting for a response from the State with regard to the traffic signal at the proposed site intersection.

Ms. Flerlage asked them if they would be submitting revised changes, or if they would be going with the plan that was presented to the Planning Commission and gather all their concerns at once before revising. Mr. McKee stated that he would leave it up to the client as to how they would proceed at this point.

Other business (none)

There being no further business, Mr. Rose moved to adjourn at 9:30 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

B. Gayle Curry
Administrative Assistant