

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
September 6, 2005, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Rich Gilpin, Mark Rose, Debra W. Posey, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk

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 minutes of July 5, 2005 regular meeting and August 8, 2005 special meeting

Mr. Back made a motion to approve the minutes of the July 5, 2005 regular meeting and the August 8, 2005 special meeting. Mr. Hettel seconded and the motion passed by unanimous vote.

Site development plan review and comment – Edelen Station

Ms. Flerlage updated the Commission on this project, noting that the August 30 staff review report had been included in their meeting packets and that it includes comments from the police department and fire department, along with responses from the applicant. Ms. Flerlage noted that no formal action is required by the Commission; this was brought back to them to assure that their comments and those of other agencies are implemented. Chairman Echols directed Ms. Flerlage to have a set of plans filed for the record that are marked “Approved by Design Review Board on (date) _____.”

During a brief discussion regarding storm water management, Chairman Echols noted that Mr. Schroeder expressed concern about this and took Chairman Echols on a tour of various storm water management areas and their impact “down the stream.” Chairman Echols noted that Mr. Schroeder is responsible for all of the older infrastructure, and encouraged the other members of the Commission to make this tour after the leaves are off the trees. In response to Chairman Echols’ question regarding the funding for and activity on the southwest quadrant storm water management facility the Town was planning, Ken Crouse explained that the Town asked him to work on the project and that the location originally chosen is in a stream bottom and can’t be used. He noted that they have not been able to locate an area in the town large enough to handle one facility, that they may be able to provide several sites, but that the cost of that is well outside of the budget.

Site development plan review and comment – Target

Ms. Flerlage updated the Commission on this project, noting that the August 30 staff review report had been included in their meeting packets and that it includes comments from the fire department. Ms. Flerlage noted that Commission comments from previous meetings have been addressed.

The Planning Commission discussed their concern that the area next to the storm water pond by CVS would be used as a walk-through from Hawthorne Drive. The Commission agreed that this should be developed into a small park-like setting and that a finished walking path and appropriate lighting should be provided.

The Planning Commission agreed that they would not need to see this development plan again unless there are significant changes made to it as part of the Design Review process.

Site development plan review and comment – La Plata Plaza North

Ms. Flerlage updated the Commission on this project, noting that the August 30 staff review report had been included in their meeting packets and that the fire department has not yet completed their review.

Planning Commission comments:

- Concern was expressed that access could be reduced in the 22' wide emergency drive aisle due to parking in it and the location of the dumpsters in that area. Ms. Flerlage noted this could be curtailed by sending the Code Enforcement officer to the site to address that as a Code violation.
- A cistern system for use in watering landscaping was suggested. It was also pointed out that John Bessey should be advised that many required landscaping plants are dead.
- Concern was expressed regarding future pedestrian activity in this shopping center and the need to link to the next shopping center. Additional crosswalk striping should be provided.

The Planning Commission agreed they wished to see this development plan again.

Other business

Ms. Flerlage provided copies of a draft proposal to provide for garage parking to be counted towards the off-street parking requirements within a Traditional Neighborhood Development, noting that the Code currently only allows for this in Urban Townhouse developments. Ms. Flerlage asked the Commission to read her analysis and decide if they want to discuss this at a regular meeting or work session, or decide that the TND requirements are written as the Commission intended regarding this parking issue. Chairman Echols asked the Commission to read and consider the analysis, and suggested a site visit to Ladysmith be conducted in 30 to 60 days.

Chairman Echols welcomed Debra W. Posey, the new alternate member on the Planning Commission. He noted that Mark Rose had been appointed to full member and thanked the Town Council for bringing the Commission's membership roll to full status.

There being no other business to discuss, the meeting adjourned at 8:51 PM.

Submitted by:

Judith T. Frazier
Town Clerk