

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
July 6, 2004, 7:00 PM

Present: Acting Chairman Garyton C. Echols, Jr., Keith A. Hettel, Robert W. Thompson, Zakary A. Krebeck – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Back and Mr. Hale, Mr. Krebeck had full voting rights.)

Town staff: Douglas R. Miller, Town Manager; Steven F. Schroeder, Project Manager

Guests: (see roster)

Minutes:

Acting Chairman Echols called the meeting to order at 7:00 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of June minutes

Mr. Thompson made a motion to approve the minutes of the June regular meeting. Mr. Krebeck seconded the motion and it passed by unanimous vote.

Public hearing - Ordinance 04-6 Traditional Neighborhood Development

Prior to calling the hearing to order, Mr. Echols received confirmation from Mr. Miller that the ordinance contains certain changes, including making the Town Council the approval authority rather than the Board of Appeals. Mr. Miller also noted that this version does not yet include a due process provision, but that it will be in the final document, and that areas marked with asterisks will be completed in the final document. Mr. Miller confirmed that the ordinance is at a point that it is ready to go to public hearing.

Mr. Echols called the hearing to order. Ms. Flerlage entered into the record the Certificate of Publication that the hearing notice was advertised in the June 16, 2004 edition of the Maryland Independent.

Mr. Echols asked if anyone in the audience wished to speak for or against the ordinance. No one wished to speak.

Mr. Echols asked if the Planning Commission had any questions or concerns. Mr. Krebeck remarked that the current draft was a much improved version and that he believed it was ready to commend to the Town Council. Mr. Hettel agreed with Mr. Krebeck. Mr. Thompson addressed his comments and concerns by referencing the line numbers in Ordinance 04-6:

Lines 251, 252 and 253 conflict with lines 544 and 545 regarding the size of big box retail stores. The size should be consistent as 10,000 square feet, not 50,000.
Line 376 – Reference to “figures” should be removed.

Lines 508 and 509 – Still concerned as to how a 6' maintenance easement can be required with a zero lot line.

Lines 510, 511 and 512 – Need to confirm that the 8' separation required between building groupings meets fire codes.

Line 549 – It was agreed at the Planning Commission's work session to eliminate the reference to recycling collection centers. If not eliminated, the reference could be changed to *household waste* recycling collection centers.

Line 647 – This sentence is incomplete.

Following this discussion, Mr. Krebeck made a motion that the Planning Commission recommend to the Town Council that Ordinance 04-6 Traditional Neighborhood Development be approved, with the provision that all of the Planning Commission's comments, corrections and clarifications be addressed. Mr. Thompson seconded the motion and it passed by unanimous vote. Mr. Echols closed the hearing.

Other business

In response to Mr. Krebeck, Mr. Miller advised that the Board of Appeals granted the variance request of CVS, but noted that the resolution is not yet formally adopted.

In response to Mr. Echols, Mr. Miller advised that today was the first day of work for the new Code enforcement officer, John Griffith, whose first task will be sign regulations enforcement.

In response to Mr. Echols, Mr. Miller and Mr. Schroeder advised that Safeway will be issued an occupancy permit before the large mound of dirt has been removed, which the owner is giving away as topsoil. Mr. Echols remarked that he believed it to be reasonable for the Planning Commission and Town to be concerned that a site plan as approved be reflected in the actual development of the property, noting he was very concerned about that. Mr. Schroeder advised he would check to confirm that the mound of dirt is on a lot other than the one on which Safeway is built.

There being no other business to discuss, the meeting adjourned at 7:25 PM.

Submitted by:

Judith T. Frazier
Town Clerk