

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
June 2, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, C. Keith Back, Debra W. Posey – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Echols and Mr. Rose, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development

Minutes:

Chairman Gilpin called the meeting to order at 7:05 PM and welcomed Keith Back as the new Council representative on the Planning Commission. Mr. Gilpin asked Mr. Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of May minutes

Ms. Posey moved to approve the minutes of the May meeting. Mr. Hettel seconded the motion and it passed by unanimous vote.

Extension of preliminary plan approval – Agricopia

[A staff report dated June 2, 2009 was included in the Planning Commission's meeting packets.]

R. J. Earnshaw was present to provide information regarding the request to extend approval of the preliminary plan and to answer any questions posed by the Planning Commission. Mr. Earnshaw advised that there had been no changes to the preliminary plat.

During discussion, a color rendering of the plan for the playground was viewed and information provided regarding the improvements planned to be installed.

Following discussion, Mr. Hettel moved to extend for one year the approval of the Agricopia preliminary plan. Mr. Back seconded the motion and it passed by unanimous vote.

Final site development plan approval – McDonald's at La Plata Village Center, 109 Drury Drive

[A staff report dated June 2, 2009 was included in the Planning Commission's meeting packets.]

Stephen H. Scott, of Chapman, Bowling & Scott, P.A., and James Erdman, of Ben Dyer Associates, Inc., were present to provide information regarding the final site development plan and to answer any questions posed by the Planning Commission.

Following discussion, Ms. Posey moved to approve the final site development plan for McDonald's at La Plata Village Center, 109 Drury Drive. Mr. Hettel seconded the motion and it passed by unanimous vote.

Hawthorne Greene Section 2 – Presentation by developer to review and affirm compliance with the terms and conditions of the approved Special Exception

[A staff report dated June 2, 2009 was included in the Planning Commission's meeting packets.]

Kenneth King, of Watermark Development (representing the new developer, Robert Fransen of Coro HG II, LP), and Tim Lessner, of Lorenzi, Dodds & Gunnill, Inc. (engineer for the project) were present to review and affirm compliance with the terms and conditions of the approved special exception for Hawthorne Greene Section 2, and to answer any questions posed by the Planning Commission.

In response to Chairman Gilpin's question, Ms. Flerlage explained that the purpose of the presence of Mr. King and Mr. Lessner at the Planning Commission meeting was to affirm that the project will be constructed and developed in all ways as previously approved. Ms. Flerlage noted that there has been no activity on this project for nearly two years. Mr. King and Mr. Lessner advised that there are no changes to the project.

Other business

Ms. Flerlage provided a brief update on various projects in the Town.

There being no further business, Mr. Back moved to adjourn at 7:27 PM. Mr. Hettel seconded the motion and it carried. The Planning Commission continued in work session regarding Comprehensive Plan/2008 update.

Work Session – Comprehensive Plan/2008 update

Municipal Growth Element – final review and discussion as needed prior to consensus to recommend

[A staff report dated June 2, 2009 was included in the Planning Commission's meeting packets.]

Planning Commission consensus: The Planning Commission agreed to the language in the current draft of the Municipal Growth Element.

Land Use Element – final review and discussion as needed prior to consensus to recommend

[A staff report dated June 2, 2009 was included in the Planning Commission's meeting packets.]

Planning Commission consensus: The Planning Commission agreed to the language in the current draft of the Land Use Element. Regarding the PRID Overlay map, the Planning Commission further agreed to remove the PRID Overlay from Lee Street and to restore the PRID Overlay in the area of the southwest corner of Rosewick Road and Washington Avenue as had been shown on a previous version of the map.

2009 Comprehensive Plan Introduction – discuss and amend draft introduction as needed for inclusion in the Plan

[A staff report dated June 2, 2009 was included in the Planning Commission’s meeting packets.]

Planning Commission consensus: The Planning Commission agreed to the language in the current draft of the 2009 Comprehensive Plan Introduction, with additional information provided in the “Annexations” topic (last item): the size of the Town at the time of the 2002 Comprehensive Plan and the size of the Town at the time of this 2009 Comprehensive Plan.

Discussion of 2009 Smart Growth Planning Legislation – presentation by Dave Jenkins regarding the three pertinent House Bills [A staff report dated June 2, 2009 was included in the Planning Commission’s meeting packets.]

During discussion of the Smart Growth planning legislation, Mr. Jenkins reported that SB 280/HB 297 (Smart Green & Growing - Smart and Sustainable Growth) requires members of local planning commissions to receive certain training.

Planning Commission consensus: The Planning Commission agreed they want to receive the training. Town Staff is to provide a list of potential training topics, and a training schedule is to be developed at a later date.

Review of 2009 Comprehensive Plan hearing and adoption schedule

Tuesday, July 7

Planning Commission public hearings on (1) Comprehensive Plan and (2) Comprehensive Rezoning Map

Wednesday, July 15

Planning Commission Special Meeting

- Review revisions (if any) made as a result of public comment at July 7 hearing
- Recommend Comprehensive Plan and Comprehensive Rezoning Map to Town Council for adoption

Tuesday, July 28

Town Council public hearings on (1) Comprehensive Plan and (2) Comprehensive Rezoning Map

During discussion, Mr. Hettel advised he would not be present at the July 7 meeting. Mr. Back advised that he may not be able to attend. Both are able to attend the July 15 meeting.

Planning Commission consensus: The Planning Commission agreed to conduct the hearings on July 7 if it can be determined by Town Staff within the next few days that a quorum will be present, and to hold a special meeting on July 15 to review revisions and recommend the Comprehensive Plan and Comprehensive Rezoning Map to the Town Council for adoption. If Town Staff finds that no quorum can be met for the July 7 hearings, then the hearings will be held on July 15, and a special meeting scheduled for July 22.

There being no further discussion, Mr. Hettel moved to adjourn at 8:51 PM. Mr. Back seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk