

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
May 2, 2007, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, C. Keith Back – Commission members;  
Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk

Minutes:

Chairman Gilpin 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 April minutes

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

#### Public hearing: Ordinance 07-9: Traditional Neighborhood Development – Frontage on Public Green Space; Thoroughfare Designs

*[A staff report dated May 2, 2007 was included in the Planning Commission's meeting packets.]*

Chairman Gilpin called the hearing to order. Ms. Flerlage entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the April 11, 2007, edition of the Maryland Independent newspaper.

Chairman Gilpin asked if anyone in the audience wished to speak regarding the ordinance. No one wished to speak.

There being no speakers, Chairman Gilpin closed the hearing at 7:03 PM.

#### Recommendation to Town Council on Ordinance 07-9

Mr. Hettel moved to recommend that the Town Council adopt Ordinance 07-9. Mr. Back seconded the motion and it passed by unanimous vote.

#### Port Tobacco River Watershed Restoration Action Strategy (WRAS) presentation by Karen Wiggen, Environmental Planner, Charles County Department of Planning and Growth Management

Ms. Wiggen provided a PowerPoint presentation and handout which highlighted the Port Tobacco River Watershed Restoration Action Strategy (WRAS), and answered questions posed by the Planning Commission. Ms. Wiggen noted that the County Planning Commission held a public meeting, recommended to the County Commissioners that they adopt the WRAS, and that the Commissioners have this item on their May 9 agenda.

Following a brief discussion, Mr. Hettel moved to recommend to the Town Council that they adopt the WRAS. Chairman Gilpin seconded the motion and it passed by unanimous vote.

Site development plan approval – Rosewick Crossing

*[A staff report dated May 2, 2007 was included in the Planning Commission's meeting packets.]*

Ms. Flerlage briefly discussed the staff report and advised that this project has received Design Review Board approval and fire department review and approval. She noted that Chief Shahan (La Plata Volunteer Fire Department, Inc.) noted two concerns regarding adding a fire hydrant near the Wachovia and gas station sites and access to the rear of buildings 3 and 4. Ms. Flerlage also noted that the project incorporates the requirements of the annexation agreement.

Roger Wright, Steve Wenderoth, Pat Faux, and Larry Ludwig were present to answer any questions posed by the Planning Commission.

Mr. Hettel moved to approve the final site development plan. Mr. Back seconded the motion and it passed by unanimous vote.

Other business

Due to his decision to not seek another term on the Town Council, it was noted that this was the last Planning Commission meeting that Mr. Back would be attending. Chairman Gilpin and Keith Hettel expressed their appreciation to Mr. Back for all he had done for the betterment of La Plata, noting he had represented the Planning Commission very well as a member and as Chairman, and that he would be missed.

There being no further business, Mr. Hettel moved to adjourn at 7:56 PM. Mr. Back seconded the motion and it carried.

Submitted by:

---

Judith T. Frazier  
Town Clerk