

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
April 4, 2006, 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 March minutes

Mr. Hettel moved to approve the minutes of the March regular meeting. Mr. Gilpin seconded and the motion passed by unanimous vote.

Public hearing

Traditional Neighborhood Development (TND) designation request by GP Homes, LLC on Parcels 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 26, and 27 of Heritage Green Phase Two [*“Heritage Green-TND Designation Report”, “Summary of Relevant Sections Town of La Plata Comprehensive Plan May 2002”, and Master Site Development Plan documents were included in the Planning Commission’s meeting packets.*]

Chairman Echols called the hearing to order. Ms. Flerlage entered the following into the record: (1) the Certification of Publication that the notice of the hearing was properly advertised in the March 17, 2006, edition of the Maryland Independent newspaper, and (2) the Affidavit from Nicholas Tryfon, GP Homes, LLC, that a sign was posted on the property on March 20, 2006, giving notice of the time and place of the public hearing.

Charis Lapas, Lois Page and Nicholas Tryfon, of GP Homes, Pat Faux, of The Faux Group, Inc., and Dan Anderton, of Loiederman Soltesz, provided a PowerPoint presentation and information regarding how Heritage Green meets the criteria for TND designation, and answered questions posed by the Commission.

Chairman Echols asked if anyone in the audience wished to speak. No one wished to speak.

There being no speakers, Chairman Echols closed the hearing at 7:45 PM.

Recommendation to Town Council on TND designation request by GP Homes, LLC

Mr. Rose moved to recommend to the Town Council that the TND designation request be granted. Mr. Gilpin seconded the motion and it passed by unanimous vote.

Ms. Flerlage advised that the Town Council will receive the Planning Commission's report and recommendation on this TND designation at their April 11 meeting, and would be asked to schedule a hearing at their May 9 meeting.

La Plata Commerce Center – review and comment on Preliminary Plat of Subdivision and Site Development Plan *[The following documents were provided to the Planning Commission: Staff report dated 4/4/06; memorandum to Design Review Board dated 4/5/06; preliminary site plan package; developer's response to staff review and comments; and developer's planning analysis.]*

Ms. Flerlage briefly reviewed the staff report and developer's response. Ms. Flerlage noted that the preliminary plat of subdivision for the road is approvable but that the site development plan is a work in progress which must go through Design Review Board and fire department reviews, after which a final plat will be brought before the Planning Commission. Michelle Bolton, of Bolton & Associates, LLC, and John Parlett, of CMI General Contractors, were present to answer questions posed by the Planning Commission.

During the discussion which followed, Ms. Flerlage noted that the annexation agreement calls for an upgrade to the pumping station in Washington Square. Ms. Bolton noted that they could update the report supplied at the time of annexation and that research indicates no upgrade is needed.

Mr. Hettel moved to approve the preliminary plat of subdivision as shown with the 50' right-of-way. In response to Ms. Posey's request, Mr. Hettel amended his motion to include a requirement that the applicant submit updated information as to the need to upgrade the pumping station at Washington Square for any future development. Mr. Rose seconded the motion. In discussion before the vote, Chairman Echols allowed Mr. Parlett to speak, and he requested that the Commission not include the requirement for updating information each time they submit future development plans. The Commission denied Mr. Parlett's request and advised him that the requirement will remain. Ms. Bolton advised she will update the report made at the time of annexation and provide an update at each additional development of the project. Vote on the motion: the motion passed by unanimous vote.

Other business

Chairman Echols acknowledged receipt of a letter dated March 28, 2006, from Donald P. McGuire, Director of Charles County Department of Emergency Services, in which he asked the Town to provide copies of new development plans and certain information so his department and their radio consultant may review the plans for any potential conflicts with the 800MHz public safety radio system, which needs an unobstructed path between satellite sites; and expressed interest in working with the Town of La Plata, Town of Indian Head and Charles County Government to establish an ordinance regarding the needed information and review.

Mr. McGuire was present to discuss his request with the Planning Commission, during which he acknowledged that the engineers who developed the radio system were aware of allowable building height limits in the jurisdictions and took that into consideration when the

system was built. Mr. McGuire advised that they looked at buildings existing at the time, and noted they are “pretty safe with” those buildings. He further advised that concern still remains regarding the height of water towers and antenna towers, especially due to proposed water tower construction in the Town.

Mr. McGuire agreed with Ms. Flerlage’s suggestion that he give the Town a list of tower locations so Town staff may determine if a proposed development may be in the path between tower sites, and only send relevant development plans to his office.

The Planning Commission agreed that La Plata, Indian Head and the County should have ordinances containing the same requirements. Chairman Echols asked Mr. McGuire to provide suggested text for an ordinance, and suggested he work with the County and research other jurisdictions which have such requirements.

There being no further business, Mr. Gilpin moved to adjourn at 8:52 PM. Mr. Back seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk