

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
January 4, 2011, 7:00 PM

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

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

Minutes:

Chairman Gilpin called the meeting to order at 7:04 PM, and asked Councilman Back to lead the Pledge of Allegiance.

► Approval of November 2 and December 7, 2010 minutes

Mr. Echols moved to approve the minutes of the November 2 regular meeting , December 7 joint meeting with the Town Council and Parks and Recreation Commission, and the December 7 work session, as amended. Councilman Back seconded the motion and it passed by unanimous vote.

► Matters of Discussion and Review

- Chapter 191-23.1 Central Business Transition District (CBT)
[Description: Discussion and review of proposed amendments to the CBT Zoning District.]

Ms. Flerlage summarized the staff report, dated January 4, 2011 regarding the proposed changes to the Central Business Transition District, which addressed the Planning Commission recommendations from the December 7, 2010 work session.

Planning Commission consensus: Following discussion the Commission agreed to the following changes to the draft ordinance, and to request review by the Town Attorney:

1. Page 4, line 134, insert “ in any mixed use building”, to read as follows; “HOWEVER, FIRST FLOOR SPACE , IN ANY MIXED USE BUILDING, ON ANY PUBLIC STREET FRONTAGE SHALL BE RESTRICTED TO NON-RESIDENTIAL USES, TO PROMOTE AND MAINTAIN A SAFE AND VIBRANT STREETScape.”
2. Page 4, line 159, immediately following “Dwellings”, insert “WITHIN MIXED USE BUILDINGS”.
3. Page 8, line 321, immediately following PROJECT., insert “AT NO TIME SHALL A UNIT OR LOT WIDTH BE LESS THAT SIXTEEN (16) FEET.”

4. Page 9, line 361, correct the wording to reflect 20% green area, to read “Not less than ~~fifty~~ TWENTY percent (~~50~~20%) of the tract area shall be devoted to green area.”.
5. Page 9, line 379, correct a typographical error by changing “IN” to “IT”.

► Other Business

- Council Updates – Councilman Back

Councilman Back informed the Commission members that the Ashraft Medical Clinic, application for PRID, is scheduled for consideration of adoption at the January Council business meeting, and the Comprehensive Parks and Recreation Master Plan public hearing.

Planning and Zoning Project Updates – Cathy Flerlage

Ms. Flerlage reported that Dairy Queen parking lot was paved, a preliminary U&O was done for the Meredith Building at 204 Washington Avenue, and a Development Plan was submitted for 11 lots in the Steeplechase Development.

There being no further discussion, Mr. Echols moved to adjourn at 8:12 PM. Councilman Back seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk