

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
July 6, 2010, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., Debra W. Posey, C. Keith Back, Mary Grant – 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 7:03 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of June 1, 2010 minutes

Mr. Hettel moved to approve the minutes of the June 1, 2010 meeting. Ms. Posey seconded the motion and it passed by unanimous vote.

► Public hearing: Ordinance No. 10-7 Senior Living Communities

Chairman Gilpin called the hearing to order and explained that the purpose of the hearing was to hear public comment on Ordinance No. 10-7 Senior Living Communities. The Clerk entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the June 18, 2010, edition of the Maryland Independent newspaper.

Ms. Flerlage provided a brief synopsis of the proposed changes to Chapter 191-46.2 of the Town Code, and the staff report dated July 6, 2010.

Chairman Gilpin asked if anyone in the audience has written documents for the record, regarding Ordinance No. 10-7 Senior Living Communities. The Clerk the record a letter dated June 28, 2010, from Hawthorne Green Homeowners Association, and Washington Square Homeowners Association, recommending some modifications to the Ordinance as Introduced.

Chairman Gilpin asked if anyone in the audience wished to speak regarding the Revision of Sign Regulations.

Mr. Jim Goldsmith, 805 Washington Avenue, La Plata Maryland, spoke in support of the proposed amendments to Chapter 191-46.2 Senior Living Communities, with some changes to include; revise definition of an adult person to 21 years of age, require a Certificate of life functions from a physician, and reinstate the annual age verification by the Homeowners Associations.

There being no other speakers, Chairman Gilpin closed the hearing at 7:18 PM.

Chairman Gilpin announced that a public hearing has been scheduled to be held, by the Town Council on July 27, at 7:00 p.m., in the La Plata Town Hall, to hear public comment on Ordinance No. 10-7 Senior Living Communities.

► Matters of Discussion

- Final Site Development Plan for Valvoline Service Center – 6660 Crain Highway
[A Staff report dated July 6, 2010 was included in the meeting packets.]

Ms. Flerlage summarized the staff report dated July 6, 2010. In response to the question posed by the Commission members, it was stated that currently there was not a report from the La Plata Volunteer Fire Department, and the site plan would be provided for comment.

Ms. Posey moved to approve the Final Site Development Plan for Valvoline Service Center – 6660 Crain Highway: Following discussion a stipulation was included, that no permit would be issued until comments were received by the La Plata Volunteer Fire Department. Mr. Hettel seconded the motion and it passed by unanimous vote.

- La Plata Crossing Site Development Plan and Annexation Petition
[The conceptual Site Development Plan was included in the meeting packets.]

Planning Commission consensus: Following discussion, the Commission members agreed to request a joint session on August 4, 2010, with the Town Council to discuss the following items, and to direct staff to review the plan for consistency with the 2009 Comprehensive Plan:

- Require the existing Walmart to be sold or leased before new construction commences.
- Stipulate no outside sales in the annexation agreement.
- Address concerns with the increased traffic at the Route 301 and Rosewick Road intersection.
- Discuss the possibility of the donation of the existing Walmart building to a non-profit organization upon extended vacancy.
- Outline the percentage of leased space that would deem the building not vacant.
- Review excerpts of the minutes pertaining to the Council's discussion of the Annexation Agreement.

There being no further discussion, Mr. Hettel moved to adjourn at 8:30 PM. Mr. Echols seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk