

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
December 5, 2006, 7:00 PM

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

Town Staff: Joseph W. Norris, Acting Town Manager; Steven F. Schroeder, Project Manager

Minutes:

Chairman Gilpin called the meeting to order at 7:00 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of November minutes

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

Kent Knolls – preliminary plat review and comment

[A staff report dated December 5, 2006 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly discussed the staff report and noted that she advised Lorenzi, Dodds and Gunnill, Inc. that they must research and resolve the issue of ownership of the road which appears as an extension of East Hawthorne Drive.

Scott Burroughs, of Lorenzi, Dodds and Gunnill, Inc., engineers for the project, made a PowerPoint presentation, provided information regarding the preliminary plat for Kent Knolls and answered questions posed by the Planning Commission.

Following discussion, the Planning Commission agreed that ownership of the road must be determined and that the road must be improved all the way to Kent Avenue, to include sidewalks in front of all of the 5 lots, and with curb and gutter on the portion extending to Kent Avenue. Concern was also expressed regarding any drainage issues which may arise from the drainage pipe along the CSX right-of-way.

Discussion of CVS parking lot modifications

[A staff report dated December 5, 2006 and a letter dated November 29, 2006, from Raja E. Elawar, President of FES, Inc., were included in the Planning Commission's meeting packets.]

Lambert Logan, an engineer with The Technical Services Group, PLC, provided information regarding proposed parking lot and entrance revisions at the CVS Pharmacy located

at the corner of Crain Highway and Hawthorne Drive. They propose to increase drive aisle widths, relocate the power pole and remove the concrete island from the Hawthorne Drive entrance to permit left turns into the site, and reconfigure/relocate onsite utilities and stormwater management system to accommodate the revisions.

Ms. Flerlage briefly discussed the staff report. During discussion, Mr. Echols noted that the prohibition placed on left turns into the site from Hawthorne Drive was due to there being no turn lane and to prevent stacking of vehicles back onto Crain Highway.

Following discussion, the Planning Commission indicated support of the on-site improvements, with the exception that more traffic impact information is necessary before they will address allowing a left turn from Hawthorne Drive into that entrance.

Other business

Chairman Gilpin shared information he received regarding a Maryland Departments of Planning, the Environment and Natural Resources "Staff Workshop on New Planning Law," to be held at the La Plata Town Hall on Thursday, December 7, from 1:00 PM to 3:00 PM. Ms. Flerlage advised that information will be provided regarding new elements required to be in Comprehensive Plans, and indicated she would attend.

Ms. Flerlage reported that the Town won a Design Excellence Award for the Carrico Building submittal, and advised that the Design Review Board will present the plaque to the architect.

Ms. Flerlage reported on upcoming projects that will come before the Planning Commission.

Chairman Gilpin asked Ms. Flerlage if the issue had been resolved regarding providing plats to Charles County Department of Emergency Services for review of building heights to avoid conflicts with the radio system. Ms. Flerlage advised that developers are required to provide the information as part of General Notes on their plans. The Planning Commission directed that this be added to the subdivision review check list.

There being no further business, Mr. Echols moved to adjourn at 8:18 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk