

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
February 1, 2005, 7:00 PM

Present: Vice Chairman Garyton C. Echols, Jr., Keith A. Hettel, Zakary A. Krebeck, Rich Gilpin, Mark Rose, Roy G. Hale – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk

Town staff: Douglas R. Miller, Town Manager; Steven F. Schroeder, Project Manager

Minutes:

Vice Chairman Echols called the meeting to order at 7:00 PM and asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

Vice Chairman Echols introduced the new members of the Planning Commission: Rich Gilpin and Mark Rose (Alternate).

Approval of January minutes

Mr. Hale made a motion to approve the minutes of the January regular meeting. Mr. Hettel seconded and the motion carried.

Grasso Annexation overview

Mr. Miller explained that the annexation procedure schedule had tentatively listed February 1 as the date of the Planning Commission hearing on the zoning recommendation, and explained that the Planning Commission would hold a hearing on March 1 on the zoning recommendation, and the Town Council would hold a hearing on March 22 on the annexation. Mr. Miller displayed a site map and briefly described the proposal to annex, the requested R-21 residential zoning, and proposed construction of 20 single family dwellings to raise money to pay for restoration of the existing dwelling damaged by the 2002 tornado. Mr. Miller responded to questions posed by members of the audience regarding the need for a pumping station, sewer capacity, and impact on schools.

Agricopia: Extension of preliminary plat approval

Vice Chairman Echols received confirmation from R. J. Earnshaw that there have been no changes to the preliminary plat, and then explained for the benefit of the audience the process of yearly extensions of preliminary plat approvals. In response to Mr. Krebeck, Mr. Earnshaw advised that they have plans at the back of the subdivision to build a sidewalk and install light posts to extend to the elementary school, and further advised they worked with the elementary school regarding those plans.

Mr. Krebeck made a motion to extend the preliminary plat approval for Agricopia for one year from the date of expiration. Mr. Gilpin seconded and the motion passed by unanimous vote.

La Plata Plaza North site development plan

John Bessey, Phillips Edison, and Sean Frost, Bohler Engineering, described the La Plata Plaza North site development plan and answered the Commission's questions regarding concerns listed in the Town staff review document dated January 28, 2005 [*copies were provided in the Commission's meeting packets*]. Points raised by the Commission included:

- Fence in the buffer yard must be on the Plaza side at the top of the slope and contain adequate plantings to screen the masonry wall and retaining wall beneath it, and those walls should be attractive in appearance.
- The driving aisle in the rear should be 24' (loading spaces and circulation area).
- A solution needs to be provided for the interconnect issue described in item #6 of the Town staff review.
- Concern regarding buffer yard depth shown – need 30'.

This development will be on a future Planning Commission agenda as a preliminary plat.

Edelen Station site development plan (information item)

David Hruda and John Sites, Somerset, Ken Crouse, Lorenzi Dodds and Gunnill, and Fred Jarvis presented information regarding their proposed in-fill development of 115 dwelling units on 6.69 acres of property which was the site of the former tobacco warehouse, and answered questions regarding concerns listed in the Town staff review document dated January 28, 2005 [*copies were provided in the Commission's meeting packets*]. Points raised by the Commission included:

- Encouraged developer to speak to the Raymond family, especially regarding the alley.
- Impact of traffic – Mr. Crouse agreed to provide traffic impact study.

This development will be on a future Planning Commission agenda.

Hawthorne Green Section 2 preliminary plat

Tim Lessner, Lorenzi Dodds & Gunnill, displayed a color version of the plat and described the development. He pointed out that the plat contains notes listing requirements of the special exception. Mr. Lessner noted that they are asking the Planning Commission to allow a reduction from the required 15' rear yard to 5' rear yard on the interior lots adjacent to the open space. [*Town Code § 191-46.2*] Ms. Flerlage remarked that this request for a reduction of the required rear yard from 15' to 5' is an example of what the Town contemplated when the dimensional requirements in Senior Living Communities were amended.

Ms. Flerlage provided a brief overview of the Town staff review document dated January 25, 2005 [*copies were provided in the Commission's meeting packets*]. Ms. Flerlage and Mr. Lessner answered questions regarding the items listed.

Vice Chairman Echols asked if anyone in the audience had any questions:

Paul Manka, 102 Quail Court, expressed concern regarding light pollution. Mr. Lessner advised that concern will be addressed and is part of the special exception notes listed on the plat.

Patty Simpson, 110 Quail Court, advised she had agreed with a previous offer made by John Sites to move one of the condominium buildings and replace it with triplexes because she thought it was the best deal he offered. Mr. Sites advised he would build single family homes in that area instead of triplexes. *[See item 5c. of Town staff review dated January 25, 2005.]*

Following this discussion, Vice Chairman Echols asked for a motion for approval based on meeting Town staff review comments and fire department review. Mr. Krebeck made a motion to approve the Hawthorne Green Section 2 preliminary plat with conditions: (1) the agreements stated in the staff report and as discussed regarding the buffer at the Quailwood properties on December 28, 2004 be included; (2) lighting plan be provided; (3) all recommendations in the Town staff report dated January 25, 2005 be met; and (4) swap triplexes and single family dwellings as agreed. Mr. Hale seconded the motion and it passed by unanimous vote.

Steeplechase Master Site Development Plan

Jerry Lenhart provided copies of “The Villages of Steeplechase” document, and he and Ken Crouse advised that they were applying for Traditional Neighborhood Development (TND) status so a plan can be prepared and brought back to the Commission. Mr. Lenhart and Ken Crouse presented information and answered questions regarding the Master Site Development Plan (MSDP).

During the discussion which followed, Ms. Flerlage explained the Town Code provides that a hearing be held on the TND request, and advised that the Master Site Development Plan meets the Town Code Mixed Use Development requirements for this submittal. *[Copies of Town staff review document dated January 28, 2005 were provided in the Commission’s meeting packets].* Ms. Flerlage further explained that the MSDP is presented at this meeting for approval, that the applicant is indicating their intention to ask for TND, shown on the MSDP as TND Proposed and TND Pending, and that the applicant must provide TND details at the public hearing phase.

Vice Chairman Echols asked for a motion to approve the Steeplechase MSDP as presented. Mr. Hale made a motion to approve Steeplechase MSDP as presented. Mr. Krebeck seconded the motion. In discussion before the vote, Mr. Krebeck noted he wanted assurance that this Master Site Development Plan with TND would not be built without TND. Vote on the motion: the motion passed by unanimous vote.

Other business (none)

There being no other business to discuss, the meeting adjourned at 10:56 PM.

Submitted by:

Judith T. Frazier
Town Clerk