

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

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

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 October minutes

Mr. Hettel made a motion to approve the minutes of the October regular meeting. Mr. Gilpin seconded and the motion passed by unanimous vote.

Election of Chairman and Vice Chairman

Chairman Echols called for nominations for Chairman. Mr. Hettel nominated Mr. Echols, Mr. Gilpin seconded the nomination, and the vote was unanimous to elect Mr. Echols Chairman of the Planning Commission.

Chairman Echols called for nominations for Vice Chairman. Chairman Echols nominated Mr. Hettel, Mr. Gilpin seconded the nomination, and the vote was unanimous to elect Mr. Hettel Vice Chairman of the Planning Commission.

Discussion of draft amendment regarding TND garage parking spaces

The Planning Commission discussed the draft amendment provided in their meeting packets. Mr. Gilpin moved that a public hearing be scheduled on the draft amendments as provided. Ms. Posey seconded the motion and it passed by unanimous vote.

Informational briefing - Rosewick Crossing Annexation

Roger Wright/Faison, Chris Cowie/Cowie Associates, and David Cooksey/Loiederman Soltesz provided a PowerPoint presentation, provided copies of “Rosewick Crossing Preliminary Conceptual Development Plan 2005”, and responded to questions posed by the Planning Commission.

Agricopia Section 6A site development plan – review and comment

Robert Brough/Bolton and Associates and R. J. Earnshaw/developer discussed the proposal to build 40 townhomes in Section 6A of Agricopia. During their discussion with the Planning Commission concern was expressed regarding Millet Place being a tertiary local when it appears it will carry all of the load due to the rear-loaded garages, walking across the driveways of the lots that have rear-loaded garages, and a possible density problem.

Reconfiguration of La Plata Plaza subdivision plat

Mike Castellitto/Phillips Edison and Shawn Frost/Bohler Engineering were present to answer any questions the Planning Commission had regarding this proposed reconfiguration. Copies of the existing property layout and proposed reconfiguration, along with a written explanation from Ms. Flerlage, were provided in the Commission's meeting packets. Ms. Flerlage explained that the proposed subdivision along common walls meets the criteria set forth in Section 191-24D.(2) of the Town Code and that the Town Attorney agreed that this is an appropriate use of that section. Ms. Flerlage further explained that a plat of consolidation would be recorded, the property would then be subdivided into four lots, and that appropriate cross agreements would be recorded as required.

Mr. Gilpin moved to authorize Town staff to approve the minor subdivision as depicted on the drawings provided: "Existing Property Exhibit, sheet 1 of 1", prepared by Bohler Engineering, P.C. and dated October 5, 2005, and "Subdivision Exhibit, sheet 1 of 1", prepared by Bohler Engineering, P.C. and dated September 25, 2005. Mr. Hettel seconded the motion and it passed by unanimous vote.

Other business

Chairman Echols acknowledged the updated 2006 meeting calendar prepared by the Clerk, which reflects the changes the Commission made to it at the October meeting.

There being no other business to discuss, the meeting adjourned at 8:54 PM.

Submitted by:

Judith T. Frazier
Town Clerk