

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

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

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 January minutes

Mr. Rose moved to approve the minutes of the January regular meeting. Mr. Gilpin seconded and the motion passed by unanimous vote.

Agricopia – Extension of preliminary plat approval

[A staff report dated 2/7/06 was included in the Planning Commission's meeting packets.]

In response to Chairman Echols' question, R. J. Earnshaw advised he has had no contact by developers regarding connections to the neighboring developments. Chairman Echols directed Ms. Flerlage to "red flag" the GP Homes file for this to be addressed.

Mr. Hettel moved to extend the preliminary plat approval for one year. Mr. Gilpin seconded and the motion passed by unanimous vote.

Zoning text amendments - Restaurant definitions

[A staff report dated 2/7/06 was included in the Planning Commission's meeting packets.]

A brief discussion was held regarding Mr. Gilpin's question of the intent of the amendment and why the wording regarding packaged food has been retained. Mr. Back advised he would bring this up with the Town Council when they discuss the amendments.

Mr. Gilpin moved to forward the text amendments to the Town Council and recommend that an ordinance be prepared to amend the zoning text. Mr. Rose seconded the motion and it passed by unanimous vote.

Zoning text amendments – Building height

[A staff report dated 2/7/06 was included in the Planning Commission's meeting packets.]

Ms. Flerlage described the amendments as housekeeping items, noting this came to light when townhouses in Agricopia met the maximum height limitation of 35' but were three stories. She also noted that one amendment is a correction to single family attached dwellings in senior living communities, from 45' to 35'.

Mr. Rose moved to forward the text amendments to the Town Council and recommend that an ordinance be prepared to amend the zoning text. Mr. Gilpin seconded the motion and it passed by unanimous vote.

Schedule joint work session with the Town Council

Ms. Flerlage provided a list of tentative agenda items to be discussed in a joint work session with the Town Council. Chairman Echols directed Ms. Flerlage to include a discussion concerning adherence of current and future development to the current Comprehensive Plan. The Planning Commission tentatively scheduled the joint work session on Wednesday, March 15, 7:00 PM.

Other business (none)

There being no further business, Mr. Gilpin moved to adjourn at 8:14 PM. Mr. Hettel seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk