

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Work Session  
October 6, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Garyton C. Echols, Jr., Mark Rose, Debra W. Posey – Commission members (Due to the absence of Mr. Hettel and Mr. Back, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; Cathy Flerlage, Director of Planning & Zoning; Joy Mandley, Planning Assistant.

Minutes:

Chairman Gilpin called the meeting to order at 7:05 PM and led the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of September 1, 2009 minutes

Mr. Echols moved to approve the minutes of the September 1, 2009 meeting. Mr. Rose seconded the motion and it passed by unanimous vote.

#### Discussion of Zoning Amendments proposed under the 2009 Comprehensive Plan

##### 1. Business Park and Enterprise District

Mrs. Flerlage started with informing the Commission of comments that Fred Sussman, the Town of La Plata's Attorney addressing that more suggestions were necessary before any final approval. The Commission then addressed issues with the Business Park Ordinance amendments including:

- Business Park elements
- Restrictions
- Acquiring site by site review
- The intent clause
- Pervious surfacing
- Addressing traffic
- Environment requirements
- Special exceptions
- And mix of businesses

When the Commission reached a consensus, it was decided that these aspects will be reviewed by staff and corrected at a later time prior to moving to approve Amendments.

##### 2. Planned Redevelopment and Infill District – overlay version

The Commission discussed and reviewed the draft ordinance amendments regarding grammatical error and the need for further descriptive language as well as references. Chairman Gilpin's main concern was the possibility of a legal argument if the Commission were to deny an applicant meeting all requirements since the applicant could argue that there is no reason to reject their proposed project.

Considering the Ordinance allows for some discretion from the Planning Commission there should be no issue of legal argument if a request is denied, but proper reason must support the Commission's decision. The Ordinance states that the Planning Commission upon proper reason may reject a request for a Planned Redevelopment and Infill District.

With this, the Planning Commission agreed that a few minor corrections to the Ordinance was required before submittal for approval.

3. Planned Redevelopment and Infill District – floating version

The Commission expressed concerns of how the Floating Planned Redevelopment and Infill District Ordinance appears to be too broad and may be unnecessary if there is already the Overlay Ordinance. The Commission suggested that the Ordinance be tightened up in detail and its purpose of use.

There being no further discussion, Mr. Rose moved to adjourn at 8:47 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

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Joy Mandley  
Planning Assistant  
Town of La Plata