

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

Present: Chairman Garyton C. Echols, Jr., Rich Gilpin, 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.

Chairman Echols announced that Zakary A. Krebeck had resigned as a member of the Town's Planning Commission due to employment-related issues.

#### Approval of May minutes

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

#### Zoning recommendation regarding Potomac Investment Group, LLC and Maryland State Highway Administration Annexation

Ms. Flerlage briefly explained that the petitioners amended the annexation petition and are now asking for PL Public Lands zoning on all of the Maryland State Highway Administration property, and LI Light Industrial on only the Potomac Investment Group, LLC property. Mr. Back briefly described the concerns expressed by speakers at the hearing held before the Town Council and the Council's belief that PL zoning on the salt dome property will provide more control of use of the property if the State ever decided to sell it.

Mr. Gilpin made a motion to recommend PL Public Lands zoning on the Maryland State Highway Administration property and LI Light Industrial on the Potomac Investment Group, LLC property. Chairman Echols seconded the motion and it passed by unanimous vote.

Stagecoach Crossing – TND Designation recommendation [Not discussed - to be advertised as a public hearing on the July 5, 2005 agenda.]

#### Steeplechase – TND Development Plan approval

Ken Crouse, of Lorenzi, Dodds, and Gunnill, Jerry Lenhart, developer, and Ken Schmid, of Traffic Concepts, presented information, including a Power Point presentation, and responded to questions regarding the Steeplechase Parcels 1 and 2 TND development plan. During the discussion, concerns were expressed regarding snow plowing, access to the gated community, and a sewer issue. Mr. Crouse advised that all alleys will be private and snow plowing will be the responsibility of the homeowners association. He also noted that whoever needs access to the gated community will have an access code for entry. Ms. Flerlage advised that, based on an analysis provided for the 486 planned

dwelling units, the sewer system is workable and that the surcharge issue will be remedied after everything is in place.

Mr. Back made a motion to approve the preliminary plat for the Villages of Steeplechase. Mr. Gilpin seconded the motion. In discussion before the vote, Mr. Gilpin asked about the need for follow-up to some of the issues raised. Ms. Flerlage advised that Steeplechase will be back before the Commission and those issues will be addressed by then. Vote on the motion: passed by unanimous vote.

#### Oakwood Subdivision – preliminary plat approval

Ken Crouse, of Lorenzi, Dodds, and Gunnill and representative of Maryland Quality Homes, the developer, presented information regarding a 6-lot subdivision of 2.56 acres zoned R-10, located off Shining Willow Way behind the La Plata Volunteer Fire Department. Lot 2 was an item of concern due to its shape and due to its driveway being located on the Town's utility lines. Mr. Crouse advised the lot line of Lot 1 would be shifted to move Lot 2's driveway off the line, and that easement and maintenance issues could be addressed by inclusion on the plat and deed. It was noted that the driveway access will be from Oakwood Court but the house will face Shining Willow Way.

Mr. Gilpin made a motion to approve the preliminary plat with the stipulation that Lot 2's driveway be moved out of the easement for the Town water and sewer lines. A discussion ensued regarding moving the driveway out of the easement or off of the lines, and including restrictions in the deed and on the plat regarding maintenance and repair. Mr. Gilpin agreed to amend his motion to say "off of the Town water and sewer lines". Mr. Back asked that Mr. Gilpin also amend his motion to stipulate that the front of the house on that lot must face Shining Willow Way.

Mr. Gilpin agreed to amend his motion, which is as follows: Approve the preliminary plat with the stipulations that Lot 2's driveway be moved off of the Town water and sewer lines and the house must face Shining Willow Way. Mr. Back seconded the motion and it passed by majority vote: Mr. Gilpin and Mr. Back voted aye, Chairman Echols voted nay.

#### Other business

Mr. Krebeck arrived near the end of the meeting, which gave Councilman Back the opportunity to present him with a Town Seal in appreciation of his service on the Town's Planning Commission. Mr. Krebeck explained he had made a career change and was leaving Charles County Planning to be the Planning Director for Bolton and Associates.

There being no other business to discuss, the meeting adjourned at 9:24 PM.

Submitted by:

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Judith T. Frazier  
Town Clerk