

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
December 4, 2001, 7:00 PM

Present: Chairman Raymond J. Becmer, Walter T. Sollars, Jr., Garyton C. Echols, Jr., Keith A. Hettel, C. Keith Back, Roy G. Hale - Commission Members; Douglas R. Miller, Town Manager; Steven F. Schroeder, Project Manager; Judith T. Frazier

Guests: (See roster.)

Minutes:

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

#### Approval of November minutes

Mr. Hale made a motion to approve the minutes of the November meeting. Mr. Sollars seconded the motion and it carried.

#### Approval of Draft Comprehensive Plan

Mr. Miller explained that this Draft Comprehensive Plan would be sent to allied planning agencies if the Planning Commission adopted it, explained that the public hearing would be on the Commission's February agenda, and thanked the Commission members and Town staff for their review and preparation efforts. He confirmed that the Plan contained the changes suggested by the Commission as a result of their work sessions. Following a brief discussion, Mr. Sollars made a motion to approve the December, 2001 Draft of the Comprehensive Plan. Mr. Hettel seconded the motion and it carried.

#### Extension of Preliminary Plat for Agricopia Subdivision

Mr. Miller referred to a letter from RDR, LLC (R. J. Earnshaw, III) to the Planning Commission, dated November 29, 2001 (copy given to each Commission member), asking for a one-year extension of Agricopia's preliminary plat approval from February 2, 2002 to February 2, 2003. Mr. Miller advised it has been customary to extend preliminary plat approvals and asked for a motion to that effect. Mr. Echols made a motion to grant the requested extension of the Agricopia Subdivision preliminary plat approval. Mr. Sollars seconded the motion and it carried.

Chairman Becmer recognized Gore Bolton, Bolton Latham, who gave a brief presentation on revisions that may occur in Agricopia as a result of the mixed use development/residential only proposed in the Vision Implementation Team meetings. Mr. Bolton and R. J. Earnshaw remarked that some commercial should be allowed, noting they had been considering uses such as day care, Starbucks coffee shop, and tele-work shop. Mr. Bolton agreed to provide copies of their sketch plan, marked with the boundaries of the sections and a breakdown of the type of dwellings.

Other business

Chairman Becmer gave copies of pictures of the Wawa in Williamsburg to Mr. Miller to give to the Mayor and Council. The Commission briefly discussed the possibility of recommending that the Mayor and Council delay approvals of commercial projects until the Town adopts architectural standards. It was noted that such action could delay good projects, such as the Facchina building, and it would be preferable to adopt architectural standards which could be applied across the board. Ms. Bembe advised that the Town has met with the State Department of Planning and is drafting standards using the Prince Frederick model, which will be presented at the January meeting of the Vision Implementation Team.

In response to Mr. Sollars' request for information on the status of the crosswalk at Rt. 6 for The Maples, Mr. Schroeder advised that SHA was due to begin construction of the sidewalk there and he hopes to get the crosswalk then. Mr. Sollars emphasized the need as it is dangerous for seniors crossing there. Mr. Echols commented that the traffic signals on Rt. 301 and the intersections with Rt. 6 and Rt. 225 were installed many years ago after two people were killed at those intersections. Mr. Schroeder advised he would call SHA December 5.

In response to Mr. Hettel's question, Mr. Miller advised that the Town will be working (December 5) to remedy the mailbox problem on Rt. 225.

There being no other business to discuss, the meeting adjourned at 7:34 PM.

Respectfully submitted,

Judith T. Frazier