

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
April 3, 2007, 7:00 PM

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

Town Staff: Steven F. Schroeder, Project Manager

Minutes:

In the absence of Chairman Gilpin, Mr. Echols served as Acting Chairman and called the meeting to order at 7:00 PM. Mr. Echols asked Mr. Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of March minutes

Mr. Rose moved to approve the minutes of the March meeting. Mr. Back seconded the motion and it passed by unanimous vote.

Special Exception for fast food restaurant – recommendation for Gould Restaurants, Inc.

[A staff report dated April 3, 2007 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly discussed the staff report, noting that staff recommends that the Planning Commission recommend to the Board of Appeals that the special exception be granted.

John Parlett, of CMI General Contractors, and Ken Crouse, of Crouse Engineering, were present to provide information regarding the special exception for fast food restaurant application from Gould Restaurants, Inc. and to answer questions posed by the Planning Commission.

Following discussion, Mr. Back moved to recommend to the Board of Appeals that the special exception be granted, subject to inclusion of the following conditions: relocate the handicap parking spaces to line up with the entrance on the south side of the building and provide a crosswalk from those parking spaces to the building; provide a pedestrian connection to the parking spaces to the rear of the building; move the building 1' north in order to increase the width of the drive aisle on the south to provide a 25' wide drive aisle; reduce the width of the 10' wide sidewalk on the north side of the building in order to provide a 4' wide planting strip; eliminate the landscaping shown on the south edge of the building and create a pedestrian connection to the parking spaces in front of the building. Ms. Posey seconded and the motion passed by unanimous vote.

Preliminary plan approval - Kent Knolls

[A staff report dated April 3, 2007 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly discussed the staff report.

Scott Burroughs, of Lorenzi Dodds and Gunnill, Inc., was present to provide information regarding the preliminary plan for Kent Knolls and to answer questions posed by the Planning Commission.

Following discussion, Ms. Posey moved to approve the preliminary plan, subject to the following conditions: allow the configuration of the sidewalk as shown on the plan, which is justified by reason of safety concerns on lot 3 for pedestrians, and which is to be included as a note in the General Notes on the plans; shift the circle 6 to 8 feet away from the CSX tracks to remove the need for the retaining wall; eliminate the planting island in the cul-de-sac (to be paved.) Mr. Rose seconded and the motion passed by unanimous vote.

Extension of preliminary plan approval and final site plan review and comment – La Plata Commerce Park

[A staff report dated April 3, 2007 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly discussed the staff report and the extension of the preliminary plan approval.

John Parlett, of CMI General Contractors, Mike Gahan, of Bolton and Associates, and Steve Mote were present to provide information regarding the final site plan for La Plata Commerce Park and to answer questions posed by the Planning Commission.

Extension of preliminary plan approval: Mr. Back moved to extend the preliminary plan approval for one year. Ms. Posey seconded and the motion passed by unanimous vote.

Final site plan review and comment: The consensus of the Planning Commission was that the project could proceed.

Other business

Port Tobacco River Watershed Restoration Action Strategy

[A staff report dated April 3, 2007, a copy of a letter to David Umling, Planning Director/Charles County Department of Planning and Growth Management, from Joseph W. Norris, Acting Town Manager, dated March 23, 2007, and a copy of the Port Tobacco River Watershed Restoration Action Strategy document, dated January 10, 2007, were included in the Planning Commission's meeting packets.]

Ms. Flerlage spoke briefly about the WRAS document, noting that in March the Charles County Planning Commission recommended that the County Commissioners adopt it. Ms. Flerlage noted that Town staff recommends adoption and asked the Commission to read the document and consider recommending to the Town Council adoption of the WRAS document, noting this could be placed on the May agenda.

Following discussion, it was agreed that Ms. Flerlage will assure that the complete document is provided to the Planning Commission and will ask Karen Wiggen, Charles County Government staff, to give a PowerPoint presentation at the Planning Commission's May meeting.

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

Submitted by:

Judith T. Frazier
Town Clerk