

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
September 4, 2007, 7:00 PM

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

Town Staff: Daniel J. Mears, Town Manager

Minutes:

Chairman Gilpin called the meeting to order at 7:00 PM and asked Mr. Goldsmith to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of August minutes [Deferred until the October meeting.]

PNC Bank – Approval of final site development plan

[A staff report dated September 4, 2007 was included in the Planning Commission's meeting packets.]

Matthew Allen, of Bohler Engineering, was present to provide information regarding the final site development plan and to answer any questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Following discussion, Mr. Goldsmith moved to approve the PNC Bank final site development plan. Mr. Echols seconded the motion and it passed by unanimous vote.

Roy Rogers – Approval of final site development plan

[A staff report dated September 4, 2007 was included in the Planning Commission's meeting packets.]

Ken Crouse, of Crouse Engineering, Inc., was present to provide information regarding the final site development plan and to answer any questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report and provided each Planning Commission member a copy of an amended site development plan. Mr. Crouse noted that the amendments include (1) the entrance was moved 10' south at the request of SHA; (2) the loading dock was moved at the request of the Design Review Board; and (3) an amendment will be made to indicate no left turn upon entering the site. He noted that there will still be 2-way circulation. The Planning Commission suggested that the entire site be 1-way circulation.

Following discussion, Mr. Echols moved to approve the Roy Rogers final site development plan. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

Wachovia – Approval of final site development plan

[A staff report dated September 4, 2007 was included in the Planning Commission's meeting packets.]

Jim Gotsch, of Loiederman Soltesz Associates, Inc., and Alan Davis, of Baskervill, were present to provide information regarding the final site development plan and to answer any questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Following discussion, Ms. Posey moved to approve the Wachovia final site development plan. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

Starbuck's at La Plata Shopping Center – recommendation for special exception

[A staff report dated September 4, 2007 was included in the Planning Commission's meeting packets.]

Michael Hicks, of Commercial Site Design, was present to provide information regarding the special exception request and to answer any questions posed by the Planning Commission.

Following discussion, Mr. Echols moved to recommend that the Board of Appeals approve the special exception and to ask that details of the pedestrian access to the building be addressed. Mr. Goldsmith seconded and the motion passed by unanimous vote.

Giant Food Fuel Center – recommendation for special exception

[A staff report dated September 4, 2007 was included in the Planning Commission's meeting packets.]

Nancy Slepicka, attorney for the applicant, and Brian Johnson, Project Engineer/Vanasse Hangen Brustlin, Inc., were present to provide information regarding the special exception request and to answer any questions posed by the Planning Commission.

Following discussion, Mr. Goldsmith moved to recommend that the Board of Appeals approve the special exception. Ms. Posey seconded and the motion passed by unanimous vote.

Other business

Linda Redding, whose office is located at 6537 Crain Highway, La Plata, spoke about the need for recognizing the value of natural resources, such as forests, and recommended certain web sites to research for more information.

In response to a question from Chairman Gilpin, Ms. Flerlage briefly described the issue of the outdoor seating at Apple Spice Junction, which was added without the Design Review Board's review and approval and without a building permit, and which is being handled as an enforcement issue.

There being no further business, Mr. Goldsmith moved to adjourn at 8:04 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk