

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
July 5, 2005, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Rich Gilpin, Mark Rose, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk (Mr. Rose had full voting rights.)

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.

Approval of June minutes

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

Public hearing: Traditional Neighborhood (TND designation request by Somerset Stagecoach, LLC on Parcels 1, 2 and 3 of Stagecoach Crossing

Chairman Echols called the hearing to order and asked Ms. Flerlage to provide a synopsis of the request. Ms. Flerlage described how the request for TND designation has met the four tests required by the ordinance and advised that staff supports recommendation of TND designation for Parcels 1, 2 and 3 of Stagecoach Crossing. Ms. Flerlage entered the following into the record: (1) the Certification of Publication that the notice of the hearing was properly advertised in the June 17, 2005, edition of the Maryland Independent newspaper, and (2) the Affidavit from Stuart L. Stone, Bolton and Associates, LLC, that a sign was posted on the property on June 15, 2005, giving notice of the time and place of the public hearing.

Richard Kramer, attorney representing Mr. Sites, David Hruda, representative of Somerset Development, Gore Bolton, Bolton and Associations, and Susy Lee, representative of Duany, Plater-Zyberk & Company, appeared before the Commission to request TND designation on Parcels 1, 2 and 3 of Stagecoach Crossing. They provided a PowerPoint presentation, a booklet containing the PowerPoint information, copies of a flow chart describing the steps in the TND process, and information in support of the request for TND designation and answered questions posed by Commission members. Items of discussion included:

- traffic calming methods to slow down traffic on the Buckeye Circle/Catalpa Drive connector through Stagecoach Crossing to Old Stagecoach Road and to make it less convenient as a shortcut;
- provision of a design code in addition to TND requirements;
- obtaining necessary approvals/permits from other agencies;
- provision of uninhibited crossings at three streams;
- all requirements must be met for TND designation;

- any future changes would require amendment of the Master Site Development Plan;
- identification of use of public lands needs and a suggestion that public safety (fire, police) be considered.

Chairman Echols asked if anyone in the audience wished to speak.

Randel Stone, 8650 Locust Grove Drive, Port Tobacco, Maryland, advised that the subject property is surrounded on all four sides by land zoned RC by the County and noted that the Town's zoning allows for twenty-five times more density than the County RC zone. Mr. Stone asked the Town to consider the impact of the density difference on the surrounding area and to consider mitigating the difference.

Joe Tieger, 8668 Locust Grove Drive, Port Tobacco, Maryland, asked if a fiscal impact analysis was done of costs incurred when developed and asked who would pay for the increased need for police, fire and schools. He recommended that Town staff perform an independent fiscal impact study. Mr. Tieger also pointed out that when the Town reaches the limit of its wastewater treatment plant discharge permit an upgrade will have to be done.

Ted Yatsko, 9355 Mathir Drive, La Plata, Maryland, noted that Ms. Lee described the outlying areas of Stagecoach Crossing as containing low density dwellings, but pointed out that the plan shows high density dwellings in the area of his property, which is in the corridor between the Stagecoach Crossing property and Route 301.

Alonzo Johnson, 7875 Locust Place, Port Tobacco, Maryland, also addressed the density issue and noted that traffic is currently a problem exiting onto Route 301 from Old Stagecoach Road. He asked that the Town consider the effects on the surrounding neighborhood.

Joe Padgett, 9285 Old Stagecoach Road, La Plata, Maryland, stated that traffic is a major problem, asked when Old Stagecoach Road would be widened from this project to Route 301, and stated that a traffic light would be needed at the intersection of Old Stagecoach Road and Route 301.

Rob Hampe, 7740 Locust Place, Port Tobacco, Maryland, expressed concern about the housing mix and high density, and that development will occur too fast for services to keep up with demand.

Dr. Robert Miller, 7660 Carley Drive, Port Tobacco, Maryland, expressed concern for the health of the community and read parts of the Town's water and wastewater study regarding inadequacy of water and sewer capacity and population growth.

Jim Goldsmith, 805 Washington Avenue, La Plata, Maryland, expressed support of the concept, noting the development already has Mixed Use Development zoning and no increase in density is occurring, and noted that TND provides for a better mix of housing which may provide affordable housing.

Mr. Hruda and Mr. Bolton addressed comments of the speakers and advised they plan to deal with all of the issues raised at the hearing.

Following a brief discussion, the Planning Commission agreed to schedule a work session on Thursday, July 14, 2005, at 7:00 PM, for the purpose of discussing the four tests which must be met for TND designation.

There being no other speakers and no further discussion by the Planning Commission, Chairman Echols closed the hearing at 9:22 PM and called for a 10-minute break. [*Clerk's note for the record: Mr. Hettel was excused and left the meeting at 9:22 PM.*]

Chairman Echols reconvened the meeting at 9:32 PM.

Public hearing: Ordinance 05-11 Dimensional Requirements for Two-Family Dwellings

Chairman Echols called the hearing to order. Ms. Flerlage entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the June 17, 2005, edition of the Maryland Independent newspaper, and explained the proposed amendments covered in the ordinance.

Chairman Echols asked if anyone in the audience wished to speak for or against the ordinance. No one wished to speak.

There being no speakers and no discussion by the Planning Commission, Chairman Echols closed the hearing at 9:37 PM.

Oakwood Subdivision – preliminary plat update

Ms. Flerlage advised that the developer addressed the two concerns expressed at the June 7 meeting of the Planning Commission, and displayed a resubmitted preliminary plat showing same. (Copies provided in meeting packets.)

Adoption of amendments to policy regarding deadline for submission of items for meeting agendas

The Planning Commission was in receipt of a memorandum from staff, dated June 28, 2005, which requested the Commission to adopt by motion the amendment to project submission policy discussed at the April 5, 2005 meeting, and a minor “housekeeping” item (change “Secretary of the Planning Commission” to “Director of Planning and Zoning”). Amendments are in **bold** type:

Submittal Time: All plats/plans must be filed with the **Director of Planning and Zoning** in the Town office no later than the first Friday following the first Tuesday of each month (the first Tuesday being the regular meeting of the La Plata Planning Commission) in order to be presented to the Planning Commission at the following regular meeting. **All information pertinent to the application must be in the hands of the Commission members one week prior to the Planning Commission meeting or the topic will not be on the agenda.**

Mr. Rose made a motion to approve the policy. Mr. Back seconded the motion and it passed by unanimous vote.

Other business

Ms. Flerlage provided an update on the Dunkin Donuts-Baskin Robbins petition before the Board of Appeals and on the issue of ownership of Willow Lane.

There being no other business to discuss, the meeting adjourned at 9:48 PM.

Submitted by:

Judith T. Frazier
Town Clerk