

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
March 3, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, James Goldsmith, Debra W. Posey – Commission members; David M. Jenkins, Director of Municipal Development; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Echols 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 7:03 PM and asked Mr. Goldsmith to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of February minutes

Mr. Hettel moved to approve the minutes of the February meeting. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

Extension of preliminary plat approval – La Grange Subdivision

[A staff report dated March 3, 2009 was included in the Planning Commission's meeting packets.]

James Erdman, Ben Dyer Associates, was present to provide information regarding the request for an extension of the preliminary plat and to answer any questions posed by the Planning Commission.

Mr. Jenkins provided a brief overview of Ms. Flerlage's staff report, which noted that no changes or revisions have been made to the preliminary plat and that staff recommends that the Planning Commission extend the preliminary plat approval.

Following discussion, Mr. Goldsmith moved to extend for one year the approval of the La Grange Subdivision preliminary plat. Mr. Hettel seconded the motion and it passed by unanimous vote.

Other business

Mr. Jenkins provided a brief update on training sessions that he and Ms. Flerlage have attended and will be attending.

There being no further business, Mr. Hettel moved to adjourn at 7:13 PM. Mr. Goldsmith seconded the motion and it carried. The Planning Commission continued in work session regarding Comprehensive Plan/2008 update.

Work Session – Comprehensive Plan/2008 update

Transportation Element – consensus regarding language in the current draft [as amended 2/3/09]
[A staff report dated March 3, 2009 was included in the Planning Commission’s meeting packets.]

Chairman Gilpin led a brief discussion regarding further amendments to one of the items in section 2.4B. Transportation Objectives and Policies. The Commission agreed to the following amendments to the text of that section: [**Note:** Underlining has been added to all amendments; ~~strike-out~~ indicates text deleted; ALL CAPS indicates new text.]

- 2.4B. Transportation Objectives and Policies: The following items are specific goals for acquisition, improvement, and development of transportation routes in La Plata.

* * *

- Improve emergency access and response times to CURRENT AND existing subdivisions in the Town, in order to meet public safety standards, SUCH AS THOSE CITED BY THE NFPA STANDARDS, ~~for the number of minutes~~ needed to provide service to a location. This aspect of plan review will be fulfilled by local emergency service providers, such as the La Plata Volunteer Fire Department and the Charles County Rescue Squad.

Planning Commission consensus: The Planning Commission agreed to the language in the current draft of the Transportation Element, with the inclusion of the amendment to the item in 2.4B. Transportation Objectives and Policies.

Land Use Element – continued review and discussion of draft

[A staff report dated March 3, 2009 was included in the Planning Commission’s meeting packets.]

Further discussion included the proposed Planned Business Park and Enterprise District and Planned Redevelopment and Infill District (PRID) floating zone classification.

Planned Business Park and Enterprise District

During discussion, the Planning Commission expressed concerns regarding:

- Safety issue: day care (item F.7.) and “fabrication, assembly, warehousing, and distribution of manufactured goods” (item F.8.) uses being in the same structure. It was suggested that language be included to address the safety issue and compatibility with surrounding uses.
- Is this “down-zoning”? It was noted that the Town Attorney is still reviewing the document.

Planned Redevelopment and Infill District (PRID)

During discussion, the Planning Commission requested that the following be included:

- Appeals process
- Notice of hearings

In response to staff's question regarding inclusion of a map displaying designations of PRID areas, the consensus of the Planning Commission was that no map be included.

The Planning Commission will discuss this Element again at the April meeting.

There being no voiced objection, the work session adjourned at 8:55 PM.

Submitted by:

Judith T. Frazier
Town Clerk