

La Plata Planning Commission
Town Hall, La Plata, Maryland
August 7, 2003, 7:00 PM

Present: Chairman C. Keith Back, Walter T. Sollars, Jr., Keith A. Hettel, Robert W. Thompson, Roy G. Hale – Commission members; Douglas R. Miller, Town Manager; Steven F. Schroeder, Project Manager; Jeffrey F. Guido, Director of Inspections; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Echols, Mr. Thompson had full voting rights.)

Guests: (see roster)

Minutes:

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

Approval of July minutes

Mr. Hale made a motion to approve the minutes of the July meeting. Mr. Sollars seconded the motion and it passed by unanimous vote.

Perkins Restaurant – courtesy review (no representatives present)

Preliminary plat – Martin property

James Erdman and Marty Martin presented information regarding this preliminary plat and responded to items listed in the subdivision staff review report (dated August 2003). Mr. Erdman advised that the final engineering plans will display all of the required details and be in compliance with Town Code. During the discussion on this preliminary plat, Mr. Erdman responded to questions posed by the Planning Commission, confirming that stormwater management would be provided, that the emergency access road would be constructed with a gravel base or grid system base with grass over the base and would be able to handle emergency vehicles traffic, and confirmed that there is no need for right-of-way acquisition for the sidewalk as curb and gutter already exist.

Chairman Back asked for a motion to approve the preliminary plat. Mr. Hettel made a motion to approve the preliminary plat. Mr. Thompson seconded the motion and it passed by unanimous vote.

Steeplechase presentation

Jerry Lenhart, Ken Crouse, Tom Nelson, and Jay Parker provided a PowerPoint presentation and information regarding their proposed new zone, Traditional Neighborhood Development Zone (TND), an overlay zone which they wish to use to develop the Steeplechase property. Mr. Lenhart explained that his proposed development of Steeplechase has been

designed around the Town's Vision Plan and contains a mix of housing types, a residents club and pool. (The Planning Commission was provided with copies of Ken Crouse's June 17, 2003 letter to the Town Manager, detailing the proposed new TND zone.) Mr. Lenhart provided copies of his "Preliminary Design and Development Guidelines, The Villages of Steeple Chase", dated Spring 2003. During the discussion following this presentation, information was provided in response to questions posed by the Planning Commission: (1) There will be 350 dwelling units not counting the condominiums, and will never reach the maximum density allowed in TND. (2) TND density doesn't exceed current Code maximum. (3) Stormwater management will be accomplished using a structure and some landscaping methods. (4) They are working with the Town regarding availability of water and sewer capacity. Mr. Miller noted that there is a concern regarding the Town's collection system. (5) The transportation system will include a main construction entrance and main boulevard entrance. They plan to speak to Mr. Cox and Mr. Baldus, owners of the property north of theirs, to work out access and interconnection. It was pointed out that a joint agreement is on record, as required by the annexation agreement, for Stagecoach Crossing and Buckeye Circle. (6) In response to a concern about the large amount of traffic that will be using the main boulevard entrance, it was noted that a traffic study was conducted four years ago when their property was proposed to be a mixed use development. Based on that study, State Highway Administration advised that the traffic would not warrant a traffic signal. It was also noted that the traffic study needs to be updated. (7) It was noted that the Stagecoach Crossing annexation agreement requires them to pay for installation of a traffic signal at Stagecoach Road and Crain Highway when Stagecoach Crossing is developed.

Chairman Back complimented the developer on the design and mix of dwellings in his proposed development. He noted that major concerns include the issue of traffic back-ups while waiting to get out onto Crain Highway, and the safety issue of providing a second access road so emergency vehicles would be able to easily and quickly reach the westernmost portion of the development, especially if Stagecoach doesn't develop and build the connector road and if the main construction entrance for Steeplechase has been closed.

Other business (none)

There being no other business to discuss, the meeting adjourned at 8:34 PM.

Respectfully submitted,

Judith T. Frazier
Town Clerk