

Council of the Town of La Plata
La Plata Town Hall
December 11, 2012, 7:00 pm
Council Work Session
Agenda

- 1 Call to Order
- 2 Matters of Council Discussion
 - a. Appointments to Ethics Commission
 - b. Ward Map Update
 - c. Recreation Center Planning Assistance
 - d. Review of Planning Commission Recommendation - Tier Areas,
Sustainable Growth and Agricultural Act of 2012

Recommendation:

Planning Commission Recommendation for Approval of Tier Map as presented.

- 3 Matters of Information
- 4 Future Work Session Topics
- 5 Adjourn

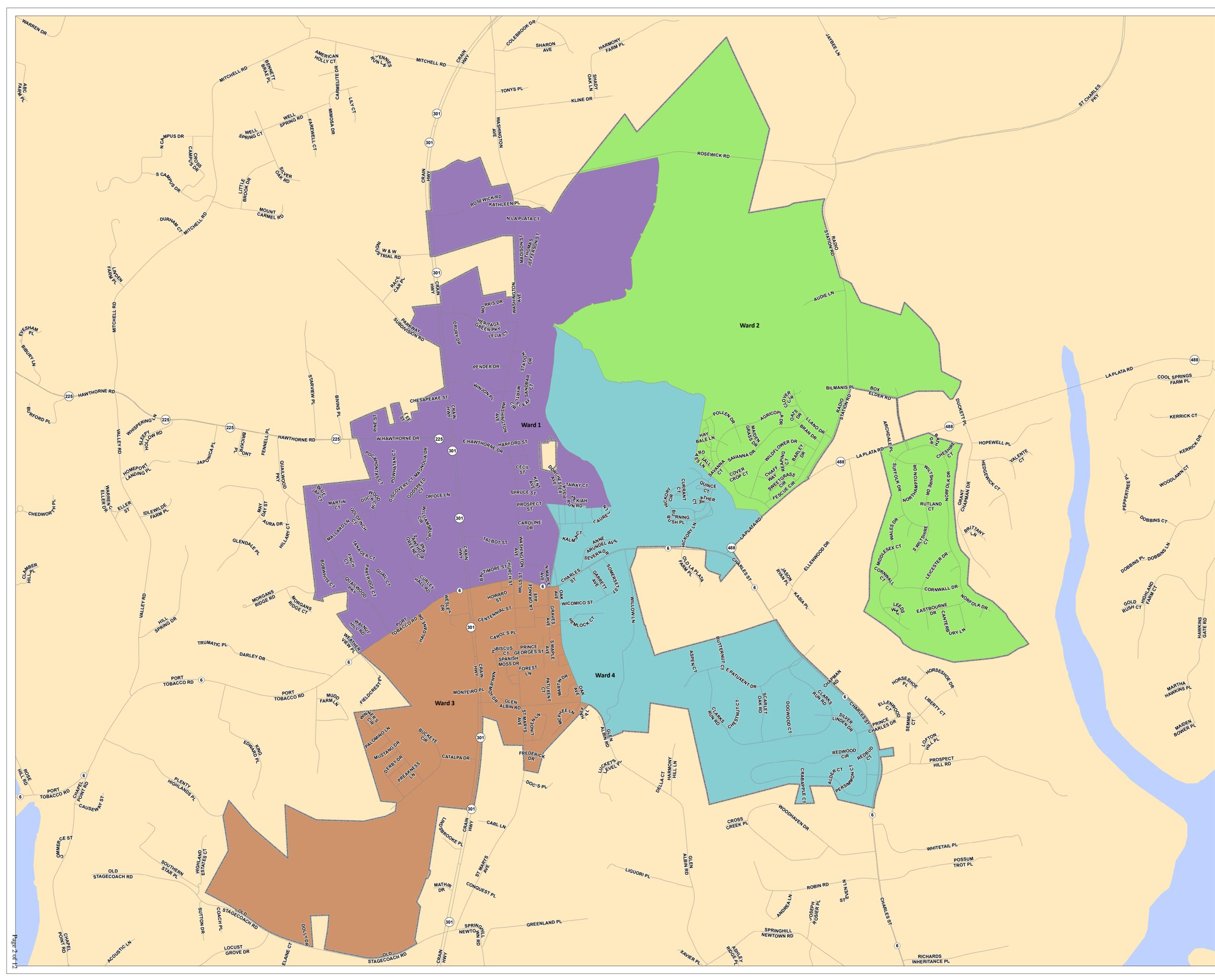
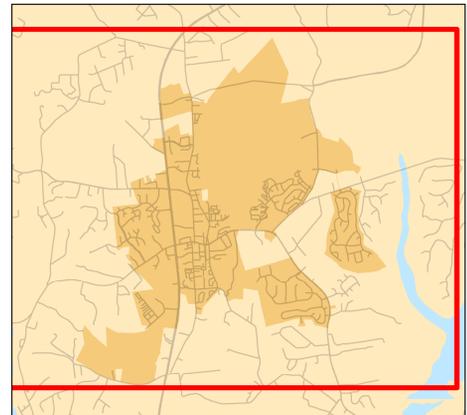
Town of La Plata

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646



0 1,800 3,600 Feet

TOWN OF LA PLATA
COUNCIL WARDS MAP
La Plata, Maryland
(per Ordinance 12-21,
effective _____, 2013)



October 30, 2012

Daniel Mears, Town Manager
Town of La Plata
305 Queen Anne Street
La Plata, Maryland 20646



Re: La Plata Recreation Center Assistance

Dear Mr. Mears:

As a follow up to our recent communications, Environmental Resources Management (ERM) is pleased to submit this proposal to the Town to provide planning assistance for a Recreation Center.

1. Project Understanding

ERM assisted the Town with a Comprehensive Parks & Recreation Master Plan in 2011. That plan recommended a community recreation center for the Town as a focus for community life. Research conducted for the Plan found that capital development costs for centers vary very widely (from \$2 to \$3 million up to \$18 million) depending on size and features. Operating cost recovery from users also varies but is an important consideration in determining affordability. The Plan noted that to make a La Plata center affordable the Town would likely need to form partnerships with Charles County and business and nonprofit organizations.

The Town would like to take the next steps in planning for a recreation center by undertaking a feasibility study that would add definition to the community recreation center concept in the master plan, explore capital and operational costs, and determine the feasibility for the Town to move forward with more concrete planning.

2. Proposed Tasks

The table on the following page summarizes ERM's approach to completing the project.

3. Staff

I would be the Principal in Charge.. ERM planner Joan Huston would assist me and manage the project. Joan is a planner who has worked with me on recreation plans for Charles, Garrett and Somerset Counties.

ERM also proposes to consult with Ripken Design of Baltimore, MD. Ripken is involved in a wide variety of recreation consulting around the US and, I believe will bring useful perspective to the La Plata project. Ripken Design staff Jim Arnold, Director of Projects, and Dan Taylor, Project Manager would participate.

4. Schedule

ERM believes it can complete the scope of work within 6 to 8 weeks of notice to proceed, depending on availability of staff for meetings.

Proposed Tasks

	Task	Detail
1	Kick off meeting. Town, County Tom Roland, Eileen Minnik. Others? (Developer?)	<ul style="list-style-type: none">- Needs- What should the center contain?- Questions/ Issues e.g. Town / County roles.- Capital / Operational considerations.- Initial cost considerations.- Meeting summary
2	Research. Respond to questions/issues	<ul style="list-style-type: none">- Research centers with desired or comparable facilities.- Interview architects/owners/operators.- Development cost estimates.- Operations costs estimates- Cost recovery- Written summary of research
3	2nd meeting with Town & County	<ul style="list-style-type: none">- Present findings,- Discussion- Meeting summary
4	Report	Summary report of research and conclusions

5. Price

ERM proposes to complete the proposed scope for the lump sum cost of \$15,000.00 including all expenses.

6. Terms and Conditions

ERM proposes to work under the agreement and terms and conditions similar to those it worked under for the Comprehensive Parks & Recreation Master Plan. The agreement and terms are provided together with this proposal.

ERM would welcome the opportunity to work with the Town on this project. If you have any questions regarding this letter please do not hesitate to contact me.

Sincerely,



Clive Graham, AICP
Partner

La Plata Planning Commission
La Plata Town Hall
Wednesday, November 7, 2012, 7:00 pm
[Rescheduled from November 6, 2012]

Present: Chairperson Debra W. Posey; C. Keith Back, James Breitinger – Commission members; David M. Jenkins, Director of Planning and Community Development; Danielle Mandley, Town Clerk (Due to the absence of three members, Mr. Breitinger had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; Theresa Dent, Senior Planner; Nina Ruhter, Planning Technician.

1. Call to Order

- 1.1 Chairperson Posey called the meeting to order at 7:00 PM, and asked Councilman Back to lead the Pledge of Allegiance.

2. Approval of Minutes

- 2.1 Approval of the October 2, 2012 minutes.

Moved by Councilman Back, seconded by Mr. Breitinger.

Motion to approve the October 2, 2012 meeting, as amended by correcting the motion to approve the minutes of the September 4 meeting.

Passed unanimously.

3. Matters of Discussion and Review

- 3.1 Charles Street Overlook Revised Site Plan.

Mr. Jenkins summarized the staff report, which was included in the agenda packets.

Ken Crouse, representing the applicant, answered questions by the Commission, regarding the revisions to the plan.

Moved by Councilman Back, seconded by Mr. Breitinger.

Motion to approve the revised site plan for Charles Street Overlook; with conditions as recommended by the Planning and Community Development Staff (see staff report as included in agenda packet).

Passed unanimously.

3.2 Cannery Road, LLC Site Development Plan.

Mr. Jenkins summarized the staff report, which was included in the agenda packets.

Mike Peligrino, PAS Architecture presented the application and answered questions from the Commission.

Moved by Councilman Back, seconded by Mr. Breitinger.

Motion to approve the Cannery Road, LLC Site Development Plan, with conditions (1) provide a Town Code approved trash handling plan (2) conditions as recommended by the Planning and Community Development Staff (see staff report as included in agenda packet) (3) staff to verify location of fire hydrant.

Passed unanimously.

3.3 Tier Map.

Mr. Jenkins read the staff report, which was included in the agenda packets.

Moved by Mr. Breitinger, seconded by Councilman Back.

Motion to make a recommendation to the Town Council for approval of the Tier Map as presented.

Motion passed unanimously.

3.4 Traditional Neighborhood Development (TND) – Text Amendment.

Mr. Jenkins read the staff report and proposed text amendment, which was included in the agenda packets.

Planning Commission Consensus: Following discussion the Commission agreed to modify the language by inserting a maximum length of 36 months for any extension and to compare for consistency with the Storm Water Management Ordinance.

4. Matters of Information

4.1 Planning and Community Development Project Updates.

Mr. Jenkins provided information on the La Plata Town Center project, a meeting with the Maryland Department of Transportation regarding pedestrian and traffic safety issues on Charles Street, and his attendance at the Maryland Chapter of the American Planning Association Conference.

4.2 Council Updates.

Councilman Back briefly described the introduction of a Resolution to Amend the Heritage Green Development Annexation Agreement, as a result of the Comprehensive Parks and Recreation Master Plan. The Amendment proposes to remove the golf course amenity and replace with a substantial parks amenity package.

5. Future Agenda Items

5.1 Zoning Code Review.

6. Adjourn

6.1 Motion to adjourn at 8:14 PM.

Moved by: Councilman Back, seconded by Mr. Breitinger.

Motion passed unanimously.

Submitted by:

Danielle Mandley, CMC
Town Clerk



TOWN OF LA PLATA
305 Queen Anne Street
Post Office Box 2268
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PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT
November 7, 2012

Subject: PCD Staff recommended Tier Areas for Planning Commission review and approval, to meet the requirements of Senate Bill 236, The Sustainable Growth and Agricultural Act of 2012

Background: The Planning Commission previously reviewed the proposed Tier Areas Map at the August 6, 2012 meeting. The Town Manager and PCD Staff met with Charles County Planning & Growth Management (PGM) on August 13 to coordinate County/Town draft Tier Maps.

Tier definitions:

Tier I areas are areas that are:

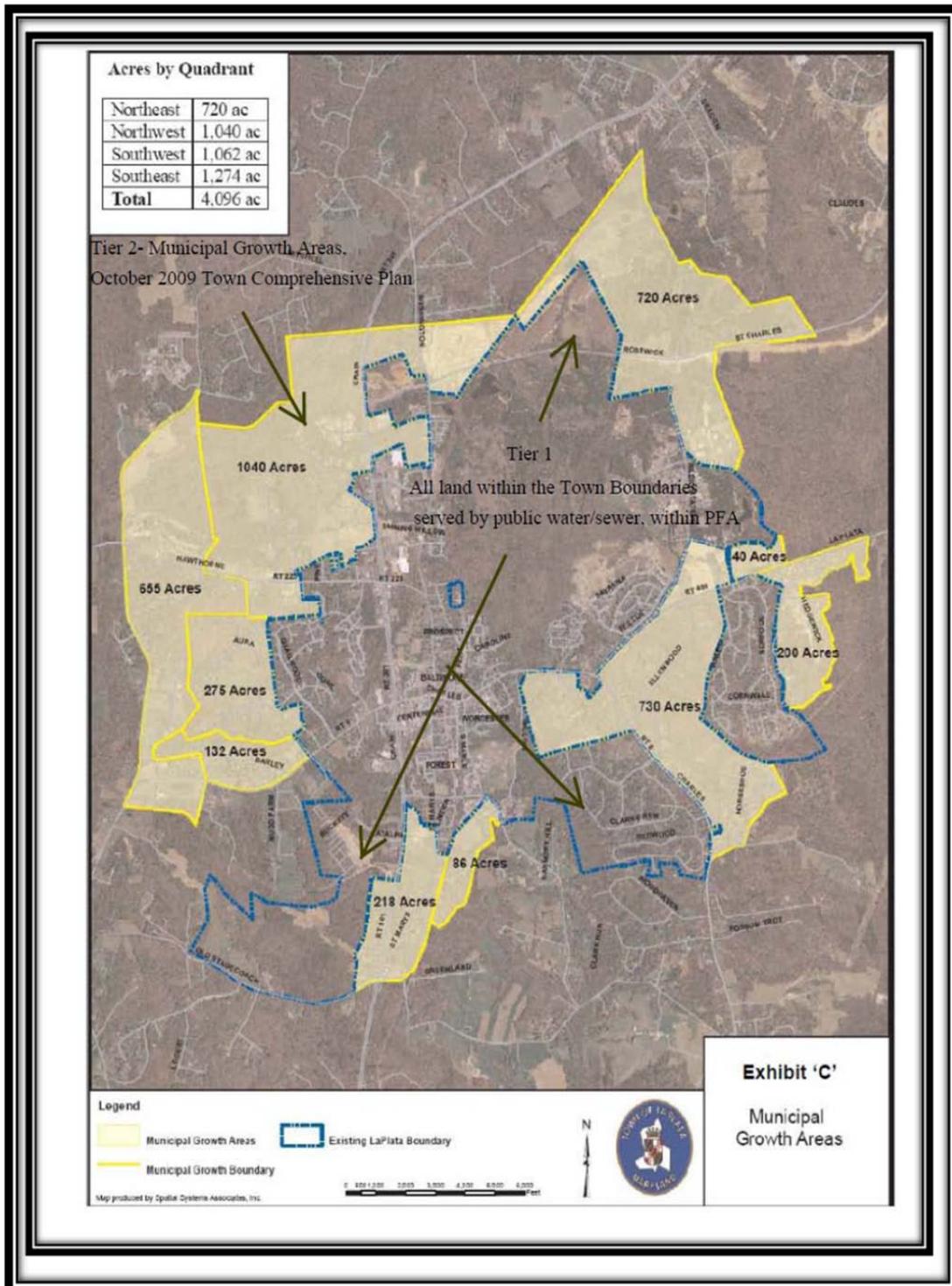
- *Served by public sewerage systems and mapped locally designated growth areas OR*
- *A municipal corporation that is a Priority Funding Area (PFA) that is served by public sewerage systems*

Tier II areas are areas that are:

- *Planned to be served by public sewerage systems and in the Municipal Growth Element (MGE) OR*
- *Mapped locally designated growth areas AND*
- *Needed to satisfy demand for development at densities consistent with the long term development policy after consideration of the capacity of land areas available for development, including in-fill and redevelopment, within the local jurisdiction.*

Map 1 indicates Proposed Tiers, applying the above definitions from the legislation, using the Municipal Growth Areas map from the adopted 2009 Town Comprehensive Plan.

Map 1 Proposed Tiers



Tier Implementation (Source: *Implementation Guidance for The Sustainable Growth and Agricultural Preservation Act of 201, August 1, 2012*, Maryland Department of Planning)

Tier adoption is a 2-step process. Tiers may be initially adopted administratively but must be incorporated into the local comprehensive plan during the next 6-year review.

Administrative adoption of the Tiers by December 31, 2012, can be by letter from the jurisdiction's planning director, or chief appointed or elected official.

If the Tiers are not incorporated into the comprehensive plan or an element of the plan when the local jurisdiction conducts the 6-year review of the plan, then the Tiers are not considered adopted (and major subdivisions will be restricted to existing public sewerage service areas only).

Coordination with Charles County:

PCD staff met with Charles County PGM on August 13, 2012. Based upon this meeting and subsequent PGM staff work sessions with the County Planning Commission, the County draft Tier Map (dated September 4, 2012) are consistent with PCD recommended Tier Map, as highlighted below:

Charles County Decision Framework for Tier I: The draft Tier Map designates the following areas as Tier I:

- (a) The areas within the Development District that are served by public sewerage systems.
- (b) The Indian Head Navy Base which is served by a public sewerage system.
- (c) Clifton on the Potomac which is served by a public sewerage system.
- (d) The Swan Point Property which is served by a public sewerage system.
- (e) Cobb Island which is served by a public sewerage system.
- (f) The County owned Breeze Farm property which contains the Cobb Island Sewerage Treatment Facility.
- (g) Those portions of the Town of La Plata that are served by a public sewerage system.
- (h) Those portions of the Town of Indian Head that are served by a public sewerage system.
- (i) Those isolated areas served by public sewerage, including Mt. Carmel Woods, Chapel Point Woods and Bel Alton School.

TIER II

Intent of Tier II based on the Act:

Tier II areas are areas that are planned to be served by public sewerage systems and in the municipal corporation's Municipal Growth Element or mapped locally as designated growth areas. Tier II areas are also areas needed to satisfy demand for development at densities consistent with the long-term development policy after consideration of the capacity of land areas available for development, including in-fill and redevelopment.

Charles County Decision Framework for Tier II: The draft Tier Map designates the following areas as Tier II:

- (a) Those areas within the sewer service area of the Development District that are planned to be served by public sewer.
- (b) The areas which the Town of La Plata and Town of Indian Head have included in their Municipal Growth Elements.

Recommendation:

Forward a favorable recommendation to the Mayor and Town Council to adopt the PCD
Staff recommends Tier Map.