

Design Review Board  
Town Hall, La Plata, Maryland  
February 16, 2011, 9:00 AM

Present: Councilman Joe Norris; Joann Baierlein; Steve Urso; Judy Hamilton; Jeannine James

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; Danielle Mandley, Town Clerk

Minutes:

#### Motion to appoint Chairman Pro-Tem

The meeting was called to order by unanimous consent of those present, at 9:03 AM, and Councilman Norris led the pledge of allegiance.

Ms. James moved to appoint Councilman Norris, as Chairman Pro-Tem in the absence of Chairman Turgeon, and Vice Chairman Gallagher. Ms. Hamilton seconded the motion and it passed by unanimous vote.

#### Approval of December 15, 2010 minutes

Ms. Baierlein moved to approve the minutes of the December 15, 2010 meeting. Mr. Urso seconded the motion and it passed by unanimous vote.

#### Matters of Discussion and Review

- La Plata Village Square (formerly Valentine Building) – 105 Drury Drive  
*[Description: Review of revisions to the architectural and landscape plan elevations, originally approved May 4, 2010.]*

Mr. Jenkins summarized the staff report dated February 9, 2011, which was included in the meeting packets, and explained that the proposed revisions are a result of a change in tenant.

Presenters:

Spence Bowling, Dickerson Construction presented the proposed revisions to the architectural design elevations that were approved April 7, 2010. The presentation included information regarding the repositioning of the service doors on the north façade, an updated treatment to the east façade, varying treatments to the individual tenant spaces, proposed installation of awnings over select tenant space entrances, and explained that the approved building materials would remain the same.

Ms. Baierlein moved to approve La Plata Village Square (formerly Valentine Building) – 105 Drury Drive, revisions to the architectural and landscape plan elevations. Originally approved April 7, 2010, with conditions, to include:

- Include the brick treatments on the north façade as approved April 7, 2010
- Ensure that all roof top equipment is hidden from view
- Retain existing trees where possible and install additional (in excess of the landscape plan provided) trees along the west and north sides of the property
- Submit, via email color elevations and detailing
- Submit an application for a Master Sign Plan when three (3) tenant leases secured

Ms. James seconded the motion and it passed by unanimous vote.

- Baldus Centre Master Sign Plan Revisions – 101 Charles Street

Rick Baldus presented the proposed revisions to the Baldus Centre Master Sign Plan.

Ms. Baierlein moved to approve Baldus Centre Master Sign Plan Revisions – 101 Charles Street. Ms. James seconded the motion and it passed by unanimous vote.

### **Other Business**

- Civista Health – 608 E. Charles Street
- Civista Health – 8 Kent Avenue.

*[Description: Review and discussion of a proposal to replace existing fencing and for the installation of additional fencing.]*

Mr. Jenkins summarized the staff report, dated February 9, 2011, which was included in the meeting packets.

Presenters:

Steve Scott, Noel Cervino, Laurie Cress, Paul Blackwood presented the proposal to install and replace fencing at 608 E. Charles Street, and 8 Kent Avenue.

Mr. Urso moved to approve Civista Health – 608 E. Charles Street, and 8 Kent Avenue application's to replace existing fencing and for the installation of additional fencing. Ms. Baierlein seconded the motion and following discussion, Mr. Urso moved to amend the motion to include conditions as follows:

- Gerith and chain link fencing will be installed in the locations as outlined on site location map attached to the February 9, 2011 staff report regarding the Civista Health application
- The proposed use of privacy slats will be removed

Ms. Baierlein seconded the amended motion and it passed by unanimous vote.

► Other Business

- Planning and Zoning Project Updates – Dave Jenkins
  - The March 1 Planning Commission meeting will have two projects for review and discussion (1) 11 lots in Steeplechase (2) Charles County Nursing Home addition
  - Master Sign Plans will be updated as a result of the new sign regulations
  - The Technical Review Team meets the second Wednesday of each month to review project submittals prior to being placed on the Planning Commission agenda
  - Staff is currently working to create a Development Guide
  - The Town participates in the Main Street Program

There being no further discussion, Ms. James moved to adjourn at 10:53 AM. Ms. Hamilton seconded the motion and it carried.

Submitted by:

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Danielle Mandley  
Town Clerk