

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
April 5, 2011, 7:00 PM

Present: Keith A. Hettel, Garyton C. Echols, Jr., Debra W. Posey, C. Keith Back, Mary Grant – Commission members; David M. Jenkins, Director of Planning and Community Development; Danielle Mandley, Town Clerk (Due to the absence of Chairman Rich Gilpin, Ms. Grant had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager;

Minutes:

Vice Chair Posey called the meeting to order at 7:00 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of March 1 and March 8, 2011 minutes

Mr. Echols moved to approve the minutes of the March 1, 2011 meeting and March 8, 2011 special meeting. Councilman Back seconded the motion and it passed by unanimous vote.

► Public hearing: Ordinance No. 11-3 Central Business Transition District and Single-Family Attached Dwelling Units

Vice Chair Posey announced for all in attendance to silence cell phones and pagers prior to opening the hearing. Vice Chair Posey called the hearing to order and explained that the purpose of the hearing was to hear public comment on Ordinance No. 11-3, and reviewed the public hearing procedures. The Clerk entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the March 18, 2011, edition of the Maryland Independent newspaper.

Mr. Jenkins provided a brief synopsis of the proposed changes to Section 191-3, 191-23.1, 191-30, 191-31, 191-34, and 191-36 of the Town Code, and the staff report dated March 29, 2011.

Vice Chair Posey called for questions of the Commission members. There were no questions.

Vice Chair Posey asked the Town Clerk if any written documents have been submitted for the record, regarding Ordinance No. 11-3. There were not written documents for the record.

Vice Chair Posey asked if anyone in the audience wished to speak regarding Ordinance No. 11-3.

Michael Pavlik, 305 Edelen Station Place, La Plata, Maryland, spoke in opposition to the proposed changes to the Central Business Transition District and Single-Family Attached Dwelling Units, due to the possibility that Edelen Station could be developed in a manner other than the original plan.

Gary Gasparovic, 401 Edelen Station Place, La Plata, Maryland, spoke in opposition to the proposed changes included in Ordinance 11-3, for the same reasons as stated by Mr. Pavlick, and due to the concern with the quality of future construction within Edelen Station.

Steve Scott, Scott Law, LLC, representing Concordia Development, spoke to clarify Concordia's position that they will not proceed with purchasing and developing the remaining sections of Edelen Station without an agreement with the existing Home Owners Association.

Vice Chair Posey called for additional questions of the Commission members. There were not questions.

Prior to the hearing conclusion, Mr. Hettel motioned to keep the record open for ten (10) days, until April 15, 2011. Mr. Echols seconded the motion and it passed by unanimous vote.

Vice Chair Posey concluded the hearing at 7:25 PM, and announced that the record will remain open for ten (10) days, until 4:00 PM, April 15, 2011, for any further written comment, which should be forwarded to the attention of the Town Clerk.

►Matters of Discussion

- La Grange Subdivision – Extension of Preliminary Plan Approval

Mr. Jenkins summarized the staff report, dated March 30, 2011, which was included in the meeting packets. The staff report included information regarding the 2009 Comprehensive Plan and Transportation Plan, which indicate a future road connection from the intersection of Quailwood Parkway, through the site and connecting with Buckey Circle.

James Erdman, Ben Dyer Associates, Inc., presented the Preliminary Plan for the La Grange Subdivision, and responded to the information regarding the future road connection by stating that previous discussion have occurred with the Commission and due to the topographical environment the road connection is not feasible.

Commission consensus: Following discussion the Commission agreed that a road connection is not feasible for the La Grange Subdivision.

Mr. Hettel moved to approve the La Grange Subdivision preliminary plan as presented. Mr. Echols seconded the motion and it passed by unanimous vote.

- Amendment of La Plata Planning Commission Rules of Procedure

Mr. Jenkins briefly explained the purpose for the staff recommended amendments to the Planning Commission Rules of Procedure, and that continuing projects will not be affected.

Mr. Echols moved to adopt the La Plata Planning Commission Rules of Procedure as amended. Mr. Hettel seconded the motion and it passed by unanimous vote.

► Other Business

- Council Updates – Councilman Back

Councilman Back reported on (1) construction of the Tilghman Lake Restroom Facility (2) changes to the Farmers Market section of the Town Code (3) adoption of an Ordinance to add Credit Card Convenience Fees and Fee in Lieu for On-site Stormwater Management to the current Fee Schedule.

- Planning and Zoning Project Updates – David M. Jenkins

Mr. Jenkins provided updates on (1) staff efforts to create a Development Guide, and the review of current processes (2) Grand Opening of Dairy Queen (3) Blockbuster going out of business (4) the prospect for a lease for half of the Blockbuster space

► Future Agenda Items

- Hawthorne Greene II: Special Exception application for a Senior Living Community in the R-21 District.

There being no further discussion, Mr. Hettel moved to adjourn at 8:01 PM. Councilman Back seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk