

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

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

Town Staff: Daniel J. Mears, Town Manager; Theresa Dent, Senior Planner

Minutes:

Chairman Gilpin called the meeting to order at 7:01 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of May 3, 2011 minutes

Vice Chair Posey moved to approve the minutes of the May 3, 2011 meeting. Ms. Grant seconded the motion and it passed by unanimous vote.

► Matters of Discussion

- **Petition for Annexation**

Petitioner: Johel Limited Partnership, and FCD-Development, LLC

Proposed Use: Retail and Office space

Requested Zoning: C-H Commercial Highway Zoning District

Current County Zoning: CC Community Commercial

[Description: Discussion regarding the request for C-H Commercial Highway Zoning if the Annexation is approved by the Town Council, prior to the Planning Commission public hearing, tentatively scheduled for July 5, 2011.]

Mr. Jenkins summarized the staff report included in the meeting packets, and excerpts from the Charles County Code pertaining to Community Commercial Zoning classification Highway Corridor Overlay Zone.

Planning Commission Consensus: Following discussion the Commission agreed to:

1. Forward a request to the Town Council to delay their hearing until after the Planning Commission recommendation, scheduled for August 2, 2011.
2. Request copies of the related Resolutions to be included in the July 5, 2011 meeting packets.
3. Forward a request to the Town Council to schedule a joint work session, for the purpose of discussing the Petition for Annexation.

- Plan Maryland

[Description: Review, discussion and comments on the Plan Maryland draft, due to the Maryland Department of Planning by September 1, 2011.]

Mr. Jenkins provided information regarding the DRAFT Plan Maryland document and the upcoming Open House, scheduled for June 23, 2011, 5:00 p.m. to 8:00 p.m., to be held at the College of Southern Maryland.

Planning Commission Consensus: Following discussion the Commission agreed to:

1. Have staff obtain a clear and or enlarged version of map 4-10, on page 98, which will show the Town and surrounding areas.
2. Compare the Plan with the 2009 Comprehensive Plan.
3. Have staff send a meeting reminder for the June 23, 2011 meeting.
4. Forward a request for review of the Water and Natural Resources element to the Town's Water and Sewer Advisory Committee.
5. Review Staff comments at a future meeting.

► Other Business

- Council Updates – Councilman Back *[Due to the absence of Councilman Back, there was no report.]*
- Planning and Community Development Project Updates – David M. Jenkins

Mr. Jenkins reviewed and summarized a memorandum, dated May 26, 2011, which detailed several ongoing projects within Planning and Community Development.

► Future Agenda Items

1. Plan Maryland review and comments
2. Review of Zoning Ordinance

There being no further discussion, Ms. Grant moved to adjourn at 7:45 PM. Vice Chair Posey seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk