

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
November 7, 2006, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Rich Gilpin, Mark Rose, Debra W. Posey, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk

Town Staff: Steven F. Schroeder, Project Manager

Minutes:

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

Approval of September and October minutes

Mr. Back moved to approve the minutes of the September meeting. Mr. Hettel seconded the motion and it passed by unanimous vote.

Mr. Hettel moved to approve the minutes of the October meeting. Mr. Gilpin seconded the motion and it passed by unanimous vote.

Election of Chairman and Vice Chairman

Chairman Echols called for nominations for Chairman. Mr. Hettel nominated Mr. Gilpin, Mr. Rose seconded the nomination, and the vote was unanimous to elect Mr. Gilpin Chairman of the Planning Commission.

With the permission of the newly-elected Chairman, Mr. Echols called for nominations for Vice Chairman. Mr. Echols nominated Mr. Hettel, Chairman Gilpin seconded the nomination, and the vote was unanimous to elect Mr. Hettel Vice Chairman of the Planning Commission.

Office Building, 204 Washington Avenue – final site development plan approval

[A staff report dated November 7, 2006 was included in the Planning Commission's meeting packets.]

Jim Whitehead, of ATCS, P.L.C., engineers for the project, and Jacob Weaver, architect for the project, presented information regarding the final site development plan for the Kelly Stuart Office Building, 204 Washington Avenue, and answered questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Mr. Hettel moved to approve the final site development plan, with the stipulation that Chief Shahan's comments be included. Mr. Rose seconded and the motion passed by unanimous vote.

Paige's of Time Early Learning Center, Kent Avenue – final site development plan approval

[A staff report dated November 7, 2006 was included in the Planning Commission's meeting packets.]

Ken Crouse, of Lorenzi, Dodds & Gunnill, Inc., presented information regarding the final site development plan for Paige's of Time Early Learning Center on Kent Avenue, and answered questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

Mr. Rose moved to approve the final site development plan, pending review by the La Plata Fire Department. Mr. Hettel seconded and the motion passed by unanimous vote.

Rosewick Crossing – site development plan review and comment

[A staff report dated November 7, 2006 was included in the Planning Commission's meeting packets.]

Roger Wright, of Faison, Chris Cowie, of Cowie Associates, Pat Faux, of The Faux Group, and Larry Ludwig, of Loiederman Soltesz, presented information regarding the Rosewick Crossing site development plan, and answered questions posed by the Planning Commission.

Ms. Flerlage briefly discussed the staff report.

During discussion, it was noted that there may be some difficulty obtaining the County's permission for the secondary entrance off Rosewick Road, and that the County may condition their approval to specify that the entrance be limited to trucks for loading dock access and not be utilized for a public entrance. Concern was expressed that the secondary entrance off Rosewick Road is critical for this project. Mr. Wright voiced agreement that the secondary entrance is needed and noted that the Town's support would be helpful in obtaining the County's permission for the entrance off Rosewick Road, which the County owns.

Following discussion, the consensus of the Planning Commission was that the project could proceed with full engineering plans, with site lay-out, secondary access, and parking as shown on the site development plan.

Other business

Ms. Flerlage provided updates on the Walgreens and Dunkin Donuts projects.

There being no further business, Mr. Rose moved to adjourn at 8:58 PM. Mr. Hettel seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk