

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
November 3, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Mark Rose, C. Keith Back, Debra W. Posey – Commission members; Cathy Flerlage, Director of Planning and Zoning; Danielle Mandley, Town Clerk

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

Minutes:

Chairman Gilpin called the meeting to order at 7:05 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of October 6 minutes

Ms. Posey moved to approve the minutes of the October 6 meeting. Mr. Hettel seconded the motion and it passed by unanimous vote.

Matters of Planning Commission Discussion

Review and Comment on the Site Development Plan and Building Design of Cannery Road LLC. *[The proposed Site Development Plan, and staff report dated November 3, 2009 was included in the Commission Member's meeting packets.]*

Presenters:

Mike Pellegrino, PAS, 616 Charles Street, La Plata
Randy Crowder, Civil Engineer, 202 Oak Avenue, La Plata

Mr. Pellegrino and Mr. Crowder briefly described the proposed site development plan and delivered a letter of response to the staff report dated November 3, 2009.

Planning Commission consensus: Following discussion, the Planning Commission agreed to review further after the following amendments to the site development plan have been made:

- Remove proposed future addition on site plan.
- Include a crosswalk on Kent Avenue to the off-site parking area at the La Plata Train Station. *[Mr. Crowder offered during the presentation to stripe the intersection of Kent and Oak Avenues.]*
- Exclude parking space 1.

- Provide for site lighting (Mr. Pellegrino stated that the Port Tobacco Players will include lighting mounted on the building to illuminate the parking area).
- Add curb and gutter pan on Oak Avenue, wrap to sidewalk on Kent Avenue.
- Show paving section for the handicapped parking space and consider the use of porous paving to for the entire parking area.

Sign Ordinance – Review of Proposed Amendments and Recommendation for Introduction by the Town Council.

Planning Commission consensus: Following discussion, the Planning Commission recommended changes to the Proposed Amendments to the Sign Ordinance by deleting line 45, and correcting typographical errors in line 862, and 869. The Commission commended the Design Review Board and Staff for all of the work that went in to the proposed changes.

Planned Business Park and Enterprise District – Review of Zoning district Ordinance and Recommendation for Introduction by the Town Council.

Ms. Flerlage briefly described the draft Ordinance and that it was currently under review by the Town Attorney. Mr. Mears explained to the Commission Members that the Town Attorney, Frederick Sussman will make an attempt to attend the next Planning Commission meeting, scheduled for December 1, 2009, to discuss the proposed Legislation.

Other Business [none]

There being no further business to discuss, Ms. Posey moved to adjourn at 9:03 PM. Mr. Hettel seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk