

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
October 5, 2010, 7:00 PM

Present: Debra W. Posey, C. Keith Back, Mary Grant – Commission members; Cathy Flerlage, Director of Planning and Zoning; Danielle Mandley, Town Clerk. Due to the absence of Chairman Gilpin, Keith Hettel, and Garyton C. Echols, Jr., Ms. Grant had full voting rights.

Town Staff: David M. Jenkins, Director of Municipal Development

Minutes:

Due to the absence of Chairman Gilpin, Acting Chairman Posey called the meeting to order at 7:02 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of September 7, 2010 minutes

Ms. Grant moved to approve the minutes of the September 7 Meeting. Councilman Back seconded the motion and it passed by unanimous vote.

►Matters of Discussion

- Public Hearing Procedures
[Description: Discussion of procedures and the process for conducting Public Hearings, included by request of Vice Chairman Posey. The document “Public Hearing Procedures was included in the meeting packets for review and discussion.]

Acting Chairman Posey briefly discussed the document “Public Hearing Procedures”, as presented to the Commission members.

Commission Consensus: Following discussion the Commission agreed to modify the Public Hearing Procedures as presented, with the inclusion of a summary of the procedures announced immediately following the opening of the hearing, and a statement requesting that cell phones and pagers be turned off or to turned to silent. A draft outline of the Public Hearing Procedures will be on the November 2, 2010 agenda.

- Chapter 191-23.1 Central Business Transition District (CBT)
[Description: Discussion and review of draft Purpose and Intent Clause]

Ms. Flerlage followed by Mr. Jenkins summarized the draft Purpose and Intent Clause.

Commission Consensus: Following discussion the Commission agreed to the following:

- Staff review of minimum density.
- Formulate a matrix that explains the allowable housing / density by zoning category.
- Staff to provide a mark-up copy of the proposed changes.
- Staff to prepare a list of all proposed changes.
- Proposed Planned Redevelopment and Infill District (PRID)
Master Site Development Plan Application: Ashraf Medical Clinic – 6 Oak Avenue.
[Description: Discussion regarding the supplement to the original application, and public comment.]

Ms. Flerlage briefly summarized the draft formal recommendation, which was included in the meeting packets.

Commission Consensus: Following discussion the Commission agreed with the recommendation as written and Acting Chairman Posey signed the recommendation to be presented to the Council.

► Other Business

Acting Chairman Posey recognized Mr. Gasparovic, who requested to speak regarding the completion of the Edelen Station Development. Mr. Gasparovic requested that when considering the development plan, encourage the construction of housing with the same standards as the existing units.

- Council Updates – Councilman Back

Councilman Back discussed the intention to provide regular Council updates on topics of mutual concern, and advised those present of the scheduled Special Meeting to consider the Johel Annexation Resolutions.

- Planning and Zoning Project Updates – Cathy Flerlage
 - The Dairy Queen is under construction and anticipated to be complete by Christmas.
 - A Special Exception Application was received for Hawthorne Greene II, which is on hold pending the submittal of additional information.
 - Stagecoach Crossing has requested information regarding re-applying for TND Designation.
- Johel Limited Partnership and FCD-Development, LLC
Petition for Annexation and Supplements to Annexation Petition
La Plata Crossing / Walmart Supercenter.
[Description: Item for discussion purposes only, by request of Chairman Gilpin.]

Ms. Posey briefly discussed Chairman Gilpin's concern with the conformance with the Comprehensive Plan regarding the Johel Annexation Petition. Councilman Back advised that the Council was in receipt of the Staff Report which provided a point by point comparison with the Comprehensive Plan.

Commission Consensus: Following discussion the Commission agreed to table the discussion of the Annexation.

There being no further discussion, Ms. Grant moved to adjourn at 8:07 PM. Councilman Back seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk