

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

Present: Chairman Rich Gilpin, Keith A. Hettel, James Goldsmith, Debra W. Posey – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Echols and Mr. Rose, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; William F. Eckman, Chairman, Water and Sewer Advisory Committee

Minutes:

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

Approval of March minutes

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

Final Site Development Plan Approval – McDonald's at 6385 Crain Highway

[A staff report dated April 7, 2009 was included in the Planning Commission's meeting packets.]

James Erdman, of Ben Dyer Associates, Inc., and Lee May, of McDonald's Corporation, were present to provide information regarding the McDonald's final site development plan and to answer any questions posed by the Planning Commission.

Ms. Flerlage provided a brief overview of the staff report, which noted that Maryland State Highway Administration gave approval of the single access point from Route 301; the Town's Design Review Board approved the building architecture, signage, landscaping, and lighting; and that Planning Commission approval may be granted to this final site development plan.

Following discussion, Mr. Hettel moved to approve the final site development plan for McDonald's at 6385 Crain Highway. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

Other business

Ms. Flerlage provided a brief update on various projects in the Town.

There being no further business, Mr. Goldsmith moved to adjourn at 7:14 PM. Ms. Posey seconded the motion and it carried. The Planning Commission continued in work session regarding Comprehensive Plan/2008 update.

Work Session – Comprehensive Plan/2008 update

Water Resources Element – review and discussion of draft

[A staff report dated April 7, 2009 was included in the Planning Commission's meeting packets.]

Mr. Jenkins briefly described the Water Resources Element as one of the two new elements required by HB 1141, noting that the Growth Element is the other new element and will be discussed at the May meeting.

Mr. Eckman provided a PowerPoint presentation containing information pertaining to the draft of the Water Resources Element, and responded to questions posed by the Planning Commission.

Land Use Element – continued review and discussion of draft

[A staff report dated April 7, 2009 was included in the Planning Commission's meeting packets.]

A brief discussion was held regarding whether or not to include the 11 properties (listed below), which were discussed at previous meetings, in the comprehensive rezoning process. Ms. Flerlage explained that, even if not included in the comprehensive rezoning process, the property owners could still petition for rezoning and go through the normal application and hearing process. The Planning Commission will discuss this again at the May meeting.

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| 1. Buckeye Circle (LI to MUD 2) | 7. Spence Bowling (R-21 to CBT) |
| 2. Oriole Lane (R-10 to CH) | 8. Rick Baldus (CH to CB) |
| 3. Phillips Edison (R-21 to R-3) | 9. Salem Partnership (R-3 to CBT) |
| 4. Fallon Homes (R-10 to R-3) | 10. Christian Family Baptist Church
(R-10 to CBT) |
| 5. Ekistics Construction, Inc.
(R-21 to R-3) | 11. Joseph & Kathryn Rieman (R-8 to CBT) |
| 6. Kent Knolls (R-8 to R-3) | |

A brief discussion was held regarding the three new districts that are proposed: Planned Redevelopment and Infill District (PRID) – Floating Zone, Planned Redevelopment and Infill District (PRID) – Overlay Zone, and Planned Business Park and Enterprise District.

Planning Commission consensus: The Planning Commission agreed to include as goals in the Land Use Element to put in place the Planned Redevelopment and Infill District (PRID) –Floating Zone, Planned Redevelopment and Infill District (PRID) –Overlay Zone ordinances, and the Planned Business Park and Enterprise District ordinance.

There being no voiced objection, the work session adjourned at 9:04 PM.

Submitted by:

Judith T. Frazier
Town Clerk