

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

Present: Keith A. Hettel, Garyton C. Echols, Jr., 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, Ms. Grant had full voting rights.)

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

Minutes:

Acting Chairman Posey called the meeting to order at 7:04 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of August 4, 2010 minutes

Councilman Back moved to approve the minutes of the August 4, 2010 Regular Meeting, and Joint meeting with the Town Council. Mr. Hettel seconded the motion and it passed by unanimous vote.

► Matters of Discussion

- 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 staff report dated September 7, 2010, which was included in the meeting packets.

Mr. Hettel moved to approve with conditions, the Proposed Planned Redevelopment and Infill District (PRID), Master Site Development Plan Application: Ashraf Medical Clinic – 6 Oak Avenue. Ms. Grant seconded the motion, following discussion the motion was amended to include the conditions (1) Eliminate encroachment by reducing the driveway along the Warren/Tew property, and increasing the driveway along the North side to keep the same width (2) The hours of operation to be limited to 8:00 AM to 5:00 PM, Monday through Friday (3) No more than eight patients per day (4) Site plan to include a sidewalk along the front of the property, as required by Town Code (5) Applicant to work with the adjacent owners, Warren/Tew, to create an acceptable buffer, such as fencing. Roll call vote on the motion: Acting Chairman Posey, Ms. Grant, and Mr. Hettel voted aye; Mr. Echols, and Councilman Back voted nay. The motion passed by majority vote.

- Chapter 191-23.1 Central Business Transition District (CBT) – Review of District

Regulations

[Description: Discussion pertaining to the purpose and intent of the CBT District Regulations.]

Ms. Flerlage, followed by Mr. Jenkins, outlined, and provided information via a power point presentation regarding the CBT Central Business Transition District, which consists of approximately 29 acres and the need to establish a purpose and intent clause for the District.

Following the staff discussion, acting Chairman Posey invited Stephen Scott to speak in regards to Edelen Station. Mr. Scott briefly described how the proposed changes to the CBT District would affect the Edelen Station development, and how the current allowable residential options limit the potential completion of Edelen Station.

Commission Consensus: Following discussion the Commission agreed have staff provide the following information:

- 1) Planning Commission and Town Council minutes pertaining to discussion and approval of the CBT District zoning at the time of adoption
- 2) Research pertaining to Variances
- 3) Draft intent clause for the CBT District

Other Business

Acting Chairman Posey requested staff to provide Public Hearing Procedures to the Commission for review and discussion at a future meeting.

There being no further discussion, Councilman Back moved to adjourn at 8:32 PM. Ms. Grant seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk