

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
August 4, 2010, 7:00 PM

Present: Chairman Rich Gilpin, 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

Council of the Town of La Plata

Present: Mayor Roy G. Hale, Councilman R. Wayne Winkler, Councilwoman Paretta D. Mudd,

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; Joy R. Mandley, Planning Assistant

Minutes:

Chairman Gilpin called the meeting to order at 7:03 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of July 6, 2010 minutes

Mr. Hettel moved to approve the minutes of the July 6, 2010 meeting, as amended. Councilman Back seconded the motion and it passed by unanimous vote.

Public hearing: Proposed Planned Redevelopment and Infill District (PRID), Master Site Plan, Ashraf Medical Clinic

Chairman Gilpin called the hearing to order and explained that the purpose of the hearing was to hear public comment on Proposed Planned Redevelopment and Infill District (PRID), Master Site Plan, Ashraf Medical Clinic.

Ms. Flerlage provided a brief synopsis of the staff report dated August 4, 2010, describing the proposed project and its consistency with the intent of Chapter 191-25.5A of the Code.

The Clerk entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the July 16, 2010, edition of the Maryland Independent newspaper, and, the affidavit of Kevin Dragoo, Lorenzi, Dodds & Gunnill., affirming posting of the sign on the subject property, and the affidavit of Kevin Dragoo, affirming posting to replace the missing original sign.

Chairman Gilpin asked if anyone in the audience has written documents for the record, regarding Proposed Planned Redevelopment and Infill District (PRID), Master Site Plan, Ashraf Medical Clinic. There were no documents submitted from the audience.

Chairman Gilpin called on the Applicant and representatives to present the project.

Mr. Dennis Riggs, with Lorenzi, Dodds, and Gunnil, summarized the application, stating proposed upgrades to include a handicap ramp on the South side of the building that may include a glassed in porch to serve as the main entrance. Mr. Riggs further stated that the Applicant has requested an increase to the days of operation, from two (2) as included in the application, to five (5), Monday through Friday during normal business hours.

Following the presentation Mr. Louis Jenkins submitted for the record a letter of support for the Ashraf Medical Clinic, from Noel A. Cervino, President and Chief Executive Officer, Civista Medical Center, dated August 2, 2010.

Chairman Gilpin asked if anyone in the audience wished to speak regarding the Proposed Planned Redevelopment and Infill District (PRID), Master Site Plan, Ashraf Medical Clinic.

Mr. Jack Warren, Jr., 8 Oak Avenue, La Plata, Maryland spoke in opposition to the approval of the PRID project, and recommends denial due to: Possible decrease in property values; lack of room for a buffer between residential and commercial, and; the current driveway access is right on the property line.

Ms. Janet Tew, 8 Oak Avenue, La Plata, Maryland spoke in opposition of the PRID project approval, due to: A desire to keep the community as it is; possible increase in Ambulance traffic; changing the building function, and; the desire to not have commercial property next door to their residence.

Ms. Lisa Chapman, 602 Wicomico Street, La Plata, Maryland spoke in opposition of the PRID project due to: decreasing of property values; changing of quality of the neighborhood; and the desire to not live near to commercial property.

Ms. Tew re-addressed the Planning Commission to state that there was a question as to whether the driveway of the property in question encroached on the property of 8 Oak Avenue.

Planning Commission Consensus: Following discussion the Commission members agreed discuss the PRID MSDP Application for Ashraf Medical Clinic at the September 7, 2010 meeting pending the receipt of additional information to be supplied by the applicant, including:

- Demonstrate that the number of patients would conform to the amount of proposed parking.
- Provide buffering between the adjacent residential properties.
- Fire Department review for access.
- Include sidewalk improvements as required by Town Code.
- Outline the handling of Hazardous Waste and Trash Collection.

- Provide clarification of any proposed changes to the exterior and demonstrate the treatment of ADA accessibility.

There being no other speakers, Chairman Gilpin announced that the record would remain open until August 18, 2010.

Chairman Gilpin announced that a public hearing has been scheduled to be held, by the Town Council on July 27, at 7:00 p.m., in the La Plata Town Hall, to hear public comment on Ordinance No. 10-7 Senior Living Communities.

Matters of Discussion

- Proposed Planned Redevelopment and Infill District (PRID)
Master Site Development Plan Application, Ashraf Medical Clinic – Recommendation to Town Council. *[Item deferred to September 7, 2010]*

- Final Site Development Plan for Dairy Queen – 22 Shining Willow Way.

Following discussion regarding whether there was adequate space for emergency vehicles, Ms. Posey moved to approve the Final Site Development Plan for Dairy Queen – 22 Shining Willow Way. Mr. Hettel seconded the motion and it carried.

Other Business

Commission Consensus: Following discussion the Commission agreed to have staff do a point-by-point comparison of the Johel Limited Partnership and FCD-Development, LLC, Petition for Annexation and Supplements to Petition for Annexation - La Plata Crossing / Walmart Supercenter, and the 2009 Comprehensive Plan.

There being no further discussion, Councilman Back moved to adjourn the regular meeting at 9:00 PM. Mr. Hettel seconded the motion and it carried, following a short break the Planning Commission and Council convened in joint session.

Submitted by:

Danielle Mandley
Town Clerk