

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
June 1, 2004, 7:00 PM

Present: Chairman C. Keith Back, Garyton C. Echols, Jr., Robert W. Thompson, Zakary A. Krebeck, Roy G. Hale – Commission members; Douglas R. Miller, Town Manager; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Hettel, Mr. Krebeck had full voting rights.)

Town staff: Cathy Flerlage, Director of Planning and Zoning

Guests: (see roster)

Minutes:

Chairman Back called the meeting to order at 7:00 PM and read the agenda, to which Willow Woods Subdivision was added under “Other business.” Chairman Back asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of May minutes

Mr. Hale made a motion to approve the minutes of the May regular meeting. Mr. Thompson seconded the motion and it passed by unanimous vote.

#### Courtesy review: Variance to sign regulations petition from Site Enhancement Services, agent for CVS/pharmacy, 6260 Crain Hwy.; Case No. CY-04-1

William R. Greer, Jr., attorney representing Site Enhancement Services/agent for CVS pharmacy, presented information regarding their application for a variance to the sign regulations, to increase the amount and size of the signage on the new CVS store. The Planning Commission members’ comments were not supportive of a variance, noting that much work had been done on the vision plan and the new sign regulations ordinance, and further noting that other local and national businesses had worked through sign issues to be in compliance with the sign ordinance.

#### Master Site Development Plan: Steeplechase

Ken Crouse and Jerry Lenhart were present to discuss the master site development plan for Steeplechase. Mr. Crouse noted that 67.75 acres of the mixed use development are “TND pending.” During the discussion which followed, Mr. Miller acknowledged that the TND ordinance needs to be reworked, and advised that hearings will be scheduled in July for the Planning Commission and Town Council.

Other business

Willow Woods Subdivision

Mr. Miller advised that staff has reviewed the concept plan for Willow Woods Subdivision and cannot recommend approval, based on concerns which include, but are not limited to, a cul-de-sac length longer than the 800 feet maximum allowed, the topography which includes gullies and streams, and the Town Council discussions regarding requiring on-site but not on-lot Forest Conservation. It was the consensus of the Planning Commission that cul-de-sacs not be longer than 800 feet.

There being no other business to discuss, the meeting adjourned at 8:25 PM.

Submitted by:

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Judith T. Frazier  
Town Clerk