

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
Wednesday, July 5, 2006, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Rich Gilpin, Debra W. Posey, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Rose, Ms. Posey had full voting rights.) *[Chairman Echols previously advised he would be late in arriving to the meeting. Upon his arrival at 7:51 PM, he sat with the audience. Chairman Echols took his place at the table at 8:22 PM.]*

Minutes:

Vice Chairman Hettel called the meeting to order at 7:06 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of June minutes

Mr. Gilpin moved to approve the minutes of the June regular meeting. Ms. Posey seconded the motion and it passed by unanimous vote.

Stagecoach Crossing, Phases 2B and 2D – site development plan review and comment
[Staff reports on Phase 2B and 2D, dated July 5, 2006, were included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly reviewed the staff reports.

Michelle Bolton, of Bolton & Associates, LLC, and David Hruda, of Somerset Development Company, presented information regarding the site development plans and architectural elevations.

During discussion, the Planning Commission commented regarding parking for the townhouses and multi-family dwellings, street names, open space, and need for additional sidewalks, including along certain alleys and between lots 182 and 183.

Consensus of the Planning Commission: Phases 2B and 2D of Stagecoach Crossing may proceed, taking Planning Commission and Town Staff comments into consideration, and working with Town Staff regarding the street names.

Hawthorne Greene Section II – preliminary plat approval
[A staff report dated July 5, 2006 was included in the Planning Commission's meeting packets.]

Tim Lessner, of Lorenzi, Dodds & Gunnill, Inc., and David Hruda, of Somerset Development Company, presented information regarding this preliminary plat. Mr. Lessner

advised that the plat notes would be corrected before final plat stage: (1) The fence will extend only to their property line rather than into property to be owned by the Town; and (2) The tally indicates there are duplex dwelling units. There are no duplexes.

During discussion, it was noted that the plat displayed 88 parking spaces and plat notes indicated there are 68. It was agreed that Mr. Lessner would work with Ms. Flerlage to reduce the number of parking spaces to provide more green space, and that consideration will be given to providing handicap accessible parking spaces.

Following discussion, Ms. Posey moved to approve the preliminary plat, with the changes to the plat notes regarding location of the fence and removal of duplexes in the tally, and the correct number of parking spaces. Mr. Gilpin seconded the motion and it passed by unanimous vote.

Facchina Howard Street Building – concept plan review and comment

[A staff report dated July 5, 2006 was included in the Planning Commission's meeting packets.]

Ms. Flerlage briefly reviewed the staff report.

Phil Mueller, of Facchina Construction, and Michelle Bolton, of Bolton & Associates, LLC, were present to discuss the concept plan for this building.

Following discussion, the consensus of the Planning Commission was to require that the width of Howard Street be 26'.

Other business

Chairman Echols reminded all that there would be no meeting of the Planning Commission in August.

There being no further business, Mr. Hettel moved to adjourn at 9:08 PM. Mr. Gilpin seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk