

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

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., Debra W. Posey, C. Keith Back, Mary L. Grant– Commission members; Cathy Flerlage, Director of Planning and Zoning; Danielle Mandley, Town Clerk

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; Robert F. Stahl, Director of Operations

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 April 6, 2010 minutes

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

Matters of Discussion

- Dairy Queen Restaurant at La Plata Plaza (Cool Foods, Inc.) – 22 Shining Willow Way
Purpose: Recommendation to the Board of Appeals regarding a special exception for a fast food restaurant

Ms. Flerlage summarized the staff report that was included in the meeting packets, dated May 4, 2010.

James Lampkin, with BL Companies, and Shaq Qureshi, with Cool Foods, Inc., presented the site plan, and improvements to the shopping center entrance, answering the Commission members questions regarding delivery schedules.

Councilman Back moved to recommend that the Board of Appeals grant the special exception as presented. Mr. Hettel seconded the motion and it carried

- Valvoline Service Center (MMWK, LLC.), 6660 Crain Highway
Purpose: Recommendation to the Board of Appeals regarding a Special Exception for an automobile repair shop

Ms. Flerlage summarized the staff report dated May 4, 2010.

Dennis Riggs, with Lorenzi, Dodds, and Gunnil, Randolph Kazazian, with Mid-Atlantic Lubes, LLC, and Louis Jenkins, Attorney representing Valvoline, presented the site plan and responded to questions from the Commission members.

Ms. Posey moved to recommend that the Board of Appeals grant the special exception as presented. Mr. Hettel seconded the motion and it carried

- The Valentine Building at La Plata Village Center – 105 Drury Drive
Purpose: Final Site Development Plan Approval

Ms. Flerlage briefly discussed the staff report dated May 4, 2010, which was included in the meeting packets, explaining that the project had gained Design Review Board approval on April 7, 2010.

Spence Bowling, with Dickerson Construction, and Mr. Valentine presented the final site development plan, responding to Commission members' questions.

Mr. Hettel moved to approve the final site development plan. Ms. Posey seconded the motion and it carried

- Agricopia Farms
Purpose: Extension of Preliminary Plat Approval

Ms. Flerlage summarized the staff report that was included in the meeting packets, dated May 4, 2010, stating the Town's desire for a connection between Hickory Circle and Savanna Court. The connection would be in compliance with Transportation objectives as stated in the 2009 Comprehensive Plan.

Mr. Stahl spoke on the utilities inter-connection that would facilitate better service to residents.

Mr. RJ Earnshaw representing Agricopia Farms Subdivision responded to the request for the road connection, stating that Savanna Court has been dedicated to the Town and is no longer owned by the developer.

Mr. Hettel moved to approve the Agricopia Farms Subdivision - Extension of Preliminary Plat as presented. Ms. Posey seconded the motion and it passed by unanimous vote.

- Senior Living Communities - Ordinance 10 - ## 4/16/10 DRAFT – Amendments to Chapter 191-46.2
Purpose: To discuss and make recommendations to the Council regarding the Introduction of proposed amendments to the regulations governing Senior Living Communities

Ms. Flerlage presented the staff report, dated May 4, 2010 that was included in the meeting packets.

Ms. Posey moved to recommend the proposed changes to Chapter 191-46.2 Senior Living Communities, as amended by adding "A maximum of two (2) adults", and striking "An individual" on line 67, strike "(c) The elderly person dies.", on line 86, and strike "Age

verification of all occupants of all dwelling units in the senior living community shall be undertaken annually.”, on line 99, to the Town Council for Introduction. Mr. Hettel seconded the motion and it passed by unanimous vote.

Other business

- Election of Chairman and Vice Chairman

Chairman Gilpin called for nominations for the position of Chairman. Ms. Posey nominated Mr. Gilpin. Following the third call for nominations, Mr. Hettel seconded the motion and it passed by unanimous vote. Mr. Echols moved to close the nominations.

Chairman Gilpin called for nominations for the position of Vice Chairman. Mr. Hettel nominated Ms. Posey. Following the third call for nominations, Mr. Echols seconded the motion and it passed by unanimous vote. Mr. Echols moved to close the nominations.

There being no further discussion, Ms. Posey moved to adjourn at 9:04 PM. Ms. Grant seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk