

Council of the Town of La Plata  
Town Hall, La Plata, Maryland  
Work Session  
April 5, 2005, 4:00 PM

Present: Mayor William F. Eckman, Councilman Wayne Winkler, Councilman C. Keith Back, Councilman Gene Ambrogio, Councilman Roy G. Hale; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Town Treasurer

Minutes:

Mayor Eckman called the meeting to order at 4:00 PM.

Matters of Council Discussion: 4:00 – 5:00

Potomac Investments: Pre-Annexation Conference

*Description: The State Highway Administration and Steve Mote want to annex property on Washington Avenue.*

Steve Scott and Steve Mote described the location, current and requested zoning, and current and proposed use on the property they are petitioning to annex. They agreed to amend the petition to reflect a request for LI (Light Industrial) rather than I (Industrial) zoning on the Potomac Investments property. The Council discussed potential items to include in an annexation agreement.

Council Consensus: The Council agreed on the following items regarding inclusion in the annexation agreement:

1. Determine if SHA will agree to provide salt to the Town, for which the Town will pay. If so, include in the agreement.
2. Petitioner bears the cost of extension of the water and sewer lines.
3. Mr. Miller was directed to check with MDE to determine if SHA may use existing shallow wells to wash vehicles. If so, ask SHA to agree to allow the Town to use their facility to wash Town vehicles.
4. Sidewalk is to be installed to match up to the sidewalk in front of Washington Square.
5. Provision to have the State comply with Town ordinances, including paying fees.

Revised Approved Tree List (Not discussed.)

*Description: The Beautification Commission has submitted a revised tree list.*

Grasso Annexation Agreement

*Description: Discussion regarding the public comment from the public hearing on the Grasso annexation, as well as discussion on the annexation agreement will take place.*

Council Consensus: The Council agreed on the following items regarding the annexation agreement:

1. Louis Grasso, the Grasso Trustees and P. F. Summers must join as petitioners and be held to the components of the annexation agreement.
2. Only 20 single family dwellings and the existing house shall be served by Town water and sewer.
3. Completion of the reconstruction of the existing house must occur no later than one year from the effective date of the annexation.
4. The Town Attorney should provide wording to differentiate between the “tract” and the “20 lots” for which P. F. Summers is contract purchaser.
5. As the existing house is not a registered historic home, determination needs to be made as to what historic register it qualifies for and include the appropriate language in the annexation agreement to assure proper restoration of the existing house. Councilman Winkler will confer with Cathy Hardy, Historic Planner with Charles County, and ask her to come to the next work session.
6. Remove item 5e. on page 4 (regarding access to E. Patuxent Drive) as it could potentially create a cul-de-sac which exceeds the allowable 800’ per Code, and defer to the recommendation of the Planning Commission.
7. Item 5f. on pages 4-5 (sidewalks) – remove reference to “Clarks Run” and King’s Grant” as they have 4’ width sidewalks and Town Code now requires 5’ width.
8. Item 5g. on page 5 (sidewalks) – do not require along Rt. 6.
9. Item 7a.i on page 6 (living space) – modify regarding living space.
10. Item 7 on pages 5-9 (covenants) - Mr. Miller will ask the Town Attorney if the covenants may be created as a separate document and included by reference in the Annexation Agreement.

#### Heritage Green Parkway

*Description: Discussion on the routing of Heritage Green Parkway shall continue.*

Council Consensus: The Council agreed that all avenues of obtaining the railroad crossing must be exhausted before voting on a changed road layout. They further agreed that the Town should speak to the County Commissioners to discuss provision of an elevated crossing at their Rosewick Road crossing, and also discuss with CSX upper management to determine if they will trade a 4-lane at-grade crossing for the elevated crossing at Rosewick Road. Mayor Eckman advised he would begin working on this tomorrow.

#### Oak Avenue Plaque Project (Not discussed.)

*Description: Two plaques recognizing the tree replanting on Oak Avenue are scheduled to be installed. There is a shortage of funds to do so.*

Matters of Council Discussion 5:00 – 6:00

Budget Session – Due to the lateness of the hour, the Council agreed to conduct a work session at 6:00 PM before their next regular meeting.

Motion for Closed Session (Not held.)

There being no other discussion, Councilman Winkler made a motion to adjourn at 5:52 PM. Councilman Hale seconded and the motion passed by unanimous vote.

Submitted by:

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Judith T. Frazier  
Town Clerk