

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
January 6, 2004, 7:00 PM

Present: Chairman C. Keith Back, Garyton C. Echols, Jr., Keith A. Hettel, Robert W. Thompson, Zakary A. Krebeck, Roy G. Hale – Commission members; Douglas R. Miller, Town Manager; Judith T. Frazier, Town Clerk

Town staff: Steven F. Schroeder, Project Manager; Jeffry F. Guido, Director of Inspections

Guests: (see roster)

Minutes:

Chairman Back called the meeting to order at 7:00 PM and read the agenda. Chairman Back asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of December minutes

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

Hawthorne Greene Section 2: Recommendation to Board of Appeals regarding special exception for senior living community and variance to buffer yard requirements

Mr. Miller briefly described the discussion held during the December meeting regarding the special exception and variance petitions, noting the Commission's concerns included the condos parking lot proximity to existing single family dwellings in Quailwood and lack of an emergency access road to the rear of the condo buildings.

Tim Lessner advised he believed they have addressed the issues from the December meeting, noting they have amended their site plan to show a buffer yard which meets Town Code requirements in the area of the condos. Mr. Lessner also pointed out that a more detailed planting plan is included on the site plan and noted they propose to build some kind of berm with enhanced landscaping where no trees or other vegetation exist. Regarding the emergency access to the rear of the condo units, he advised they propose use of the sewer line easement, with a hard surface of some kind, and use of Curley Hall Road.

During the discussion which followed, the Commission agreed that their concerns had been addressed. It was reiterated that a hard surface is needed for the sewer line easement/access road to address the emergency access issue.

Mr. Thompson made a motion that the Planning Commission recommend that the Board of Appeals approve the petition for a special exception for a senior living community in Hawthorne Greene Section 2. Mr. Hale seconded the motion and it passed by unanimous vote.

Mr. Hale made a motion that the Planning Commission recommend that the Board of Appeals approve the petition for a variance to buffer yard requirements. Mr. Thompson seconded the motion and it passed by unanimous vote.

Public hearing: Ordinance 03-18 Hospitals as Permitted Uses in C-B Central Business District and Ordinance 03-19 Traditional Neighborhood Development

Ordinance 03-18 Hospitals as Permitted Uses in C-B Central Business District

Chairman Back called the hearing to order. Mr. Miller advised that the hearing notice was advertised in the December 19, 2003 edition of the Maryland Independent.

Chairman Back asked if anyone in the audience wished to speak for or against the ordinance. No one wished to speak. There being no speakers, Chairman Back closed the hearing.

Ordinance 03-19 Traditional Neighborhood Development

Chairman Back called the hearing to order. Mr. Miller advised that the hearing notice was advertised in the December 19, 2003 edition of the Maryland Independent.

Mr. Miller briefly explained Ordinance 03-19, noting that some details needed to be addressed and a review was needed to determine if there are any inconsistencies between the existing Town Code and the proposed regulations in Ordinance 03-19.

Chairman Back asked if anyone in the audience wished to speak for or against the ordinance. No one wished to speak. There being no speakers, Chairman Back closed the hearing.

Mr. Miller noted he needed to obtain any concerns the Planning Commission may have to add to the list he has already developed, and asked that the Commission members send their concerns to him by mail or by e-mail. He recommended a work session be scheduled on this ordinance prior to making a recommendation to the Town Council.

The Planning Commission agreed to hold a work session on Ordinance 03-19 on Wednesday, January 21, 2004, at 7:00 PM. They also agreed to give their concerns to Mr. Miller prior to the work session.

Recommendation: Ordinance 03-18

Mr. Thompson expressed concern about the parking space requirement of one space per employee, noting that a hospital is a 24-hour operation with employees arriving in different shifts. Mr. Miller noted he would look into the space requirement issue.

Following this brief discussion, Mr. Hettel made a motion to recommend the Town Council adopt Ordinance 03-18, with the provision that the parking space requirement of one

space per employee be reviewed. Mr. Thompson seconded the motion and it passed by unanimous vote.

Recommendation: Ordinance 03-19 [None – work session scheduled for January 21, 2004.]

Other business (none)

There being no other business to discuss, the meeting adjourned at 7:31 PM.

Submitted by:

Judith T. Frazier
Town Clerk