

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular Meeting  
September 1, 2009, 7:00 PM

Present: Keith A. Hettel; Garyton C. Echols, Jr.; Mark Rose; Debra W. Posey – Commission members; Cathy Flerlage; Director of Planning and Zoning; Danielle Mandley, Town Clerk;  
(Due to the absence of Chairman Gilpin and Councilman Back, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development, Joy R. Mandley, Planning Assistant.

Minutes:

Vice Chairman Hettel called the meeting to order at 7:04 PM and asked Mr. Echols, to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of July 15 minutes

Mr. Rose moved to approve the minutes of the July 15 work session. Ms. Posey seconded the motion and it passed by unanimous vote.

Site Development Plan for Hunt Ford, Inc. parking lot expansion – 6825 Crain Highway  
*[A staff report dated September 1, 2009 was included in the Planning Commission's meeting packets.]*

James Erdman, with Ben Dyer and Associates, provided a brief explanation of Hunt Ford, Inc. parking lot expansion. The presentation included a description of the approval by the Army Corps of Engineers to construct a storm water management area to resemble a natural appearance.

Mr. Rose motioned approve the Site Plan for the Hunt Ford Inc. parking lot expansion, 6825 Crain Highway. Ms. Posey seconded the motion and it passed by unanimous vote.

#### 2009 Comprehensive Plan – 8/25/09 version introduced by Town Council for adoption

*[Summary of Amendments to 2009 Comprehensive Plan was included in the Planning Commission's meeting packets.]*

*Description: Discussions regarding the 2009 Comprehensive Plan – 8/25/09 version introduced by Town Council for adoption.*

Ms. Flerlage described the amendments introduced by the Town Council to the 2009 Comprehensive Plan. Mr. Jenkins further explained the changes to the Growth Element and Mr.

Mears addressed questions regarding the water and sewer capacity to accommodate the increased area, stating that there are options to increase capacity.

Mr. Echols thanked Town staff and expressed that this was the best Comprehensive Plan yet.

Discussion of the Zoning Ordinances proposed under the 2009 Comprehensive Plan

Planned Redevelopment and Infill District – overlay version

*[Staff report, dated September 1, 2009, was included in the Planning Commission meeting packets.]*

Ms. Flerlage briefly described the proposed PRID overlay district and the floating version, explaining that the draft was removed from the 2009 Comprehensive Plan prior to Introduction so the PRID Ordinance could be finalized.

Planned Redevelopment and Infill District – floating version

Accessory Dwelling Units (no discussion)

Business Park and Enterprise District (no discussion)

Commission consensus: Following discussion, the Planning Commission agreed to schedule a joint session with the Town Council to discuss the PRID, Business Park and Accessory Dwelling Units Legislation.

Other Business

Ms. Flerlage advised the Commission of the approved plans for an IT firm to renovate the former Golden Coral restaurant site.

There being no further discussion, Mr. Echols moved to adjourn at 8:18 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

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Danielle Mandley  
Town Clerk