

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
January 6, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., Debra W. Posey, James Goldsmith – 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.)

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

Minutes:

Chairman Gilpin called the meeting to order at 7:02 PM and asked Mr. Goldsmith to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of December minutes

Mr. Goldsmith moved to approve the minutes of the December 2 special meeting, December 2 closed session and December 2 regular meeting. Mr. Hettel seconded the motion and it passed by unanimous vote. Mr. Echols moved to open to the public the minutes of the December 2 closed session. Mr. Hettel seconded the motion and it passed by unanimous vote.

Final plat and final plan of subdivision – Marshall's Choice

[A staff report dated January 6, 2009 was included in the Planning Commission's meeting packets.]

Jim Gotsch and Michael Szynal, of Loiederman Soltesz Associates, Inc.,] were present to discuss the final plat and final plan of subdivision of Marshall's Choice. Mr. Gotsch displayed the plat and provided a summary.

During discussion, Mr. Goldsmith passed along a concern expressed by a member of the Town Council regarding the type of recreation facility and asked whether the Planning Commission had to decide on that facility this evening. He further noted that concerns regarding the proposed volleyball court included the number of players it would bring, with cars parking on the nearby cul-de-sac, and the impact this would have on the neighborhood. Ms. Flerlage responded that the Planning Commission did not have to decide on the facility this evening. In response to Mr. Goldsmith's question if a cost estimate had been made for this recreation facility. Mr. Szynal advised that one had been done but he did not have it with him and did not remember the amount estimated. Mr. Goldsmith noted that it would be preferred to have the Parks and Recreation Commission decide what recreation facility should be included in the Marshall's Choice subdivision, and whether it would be Town-owned or privately-owned. Tom O'Farrell, Chairman of the Parks and Recreation Commission, was present in the audience and advised that he would put this before his commission at their next meeting [Wednesday, January 14] and would provide the information to Ms. Flerlage.

Mr. Goldsmith also spoke about another issue regarding changes to this project, which include that the main entrance is from East Patuxent Drive, and asked if the Town could require construction

equipment to enter from Route 6. Ms. Flerlage advised that the State requires obtaining a permit for a stabilized construction entrance and it was unlikely that they would allow that to be from Route 6.

Following discussion, Mr. Echols moved to approve the Marshall's Choice final plat and final plan of subdivision as presented. Mr. Hettel seconded the motion and it passed by unanimous vote.

Other business

There being no further business, Mr. Hettel moved to adjourn at 7:27 PM. Mr. Goldsmith seconded the motion and it carried. The Planning Commission continued in work session regarding Comprehensive Plan/2008 update.

Work Session – Comprehensive Plan/2008 update

Transportation Element – consensus regarding language in the current draft

[A staff report dated January 6, 2009 was included in the Planning Commission's meeting packets.]

Chairman Gilpin led a brief discussion regarding further amendments to the Transportation Element. The Commission agreed to the following further amendments to the text of the Transportation Element: [Note: Underlining has been added to all amendments; ~~strike-out~~ indicates text deleted; ALL CAPS indicates new text.]

2.4A. Transportation Background Information:

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During the past six years, since the Comprehensive Plan was last updated, several transportation projects (new streets) have been implemented:

- The La Plata Parkway will be built in this planning cycle, connecting Route 6 at Willow Lane to Rosewick Road. Final plats have been recorded for the first 293 homes in Heritage Green, and the road construction is one of the elements of the annexation and development agreement. The railroad crossing and connection of the La Plata Parkway to Washington Avenue and Heritage Green Parkway is still unresolved. ~~Sufficient political pressure has yet to be brought to bear on CSX.~~

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- Transportation Objectives and Policies: The following items are specific goals for acquisition, improvement, and development of transportation routes in La Plata.

* * *

- IMPROVE EMERGENCY ACCESS AND RESPONSE TIME WITHIN _____ MINUTES TO EXISTING SUBDIVISIONS IN THE TOWN, TO INCLUDE REVIEW BY EMERGENCY SERVICE PROVIDERS, I.E., THE FIRE DEPARTMENT.

- 2.4C. Transportation Standards and Implementation: To meet the needs identified above, certain standards and procedures are recommended:

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- OBTAIN ADDITIONAL RAILROAD CROSSING FOR HERITAGE GREEN PARKWAY.

Community and Economic Development Element – review and discussion of draft

[This item was carried over from the December 2, 2008 meeting. A staff report dated December 2, 2008 was included in the Planning Commission's December meeting packets.]

Following discussion, the Planning Commission made no changes to the language in the current draft of the Community and Economic Development Element.

Review and Regulation Element – review and discussion of draft

[A staff report dated January 6, 2009 was included in the Planning Commission's meeting packets.]

Following discussion, the Planning Commission made no changes to the language in the current draft of the Review and Regulation Element.

Other business

Ms. Flerlage advised that the agenda of the February regular meeting would include two rezoning concept presentations, and that the work session agenda would include the Land Use Element.

Ms. Flerlage provided an update on the Digges property subdivision and provided information regarding the zoning and current owner of the property on Radio Station Road which was formerly federal housing.

There being no voiced objection, the work session adjourned at 9:10 PM.

Submitted by:

Judith T. Frazier
Town Clerk