

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
January 5, 2010, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, C. Keith Back, Debra W. Posey – 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;

Minutes:

Chairman Gilpin called the meeting to order at 7:07 PM and led the Commission and audience in reciting the Pledge of Allegiance.

Approval of December 1, 2009 minutes

Mr. Hettel moved to approve the minutes of the December 1, 2009 meeting. Ms. Posey seconded the motion and it passed by unanimous vote.

Public hearing: Proposed Planned Business Park and Enterprise District

Chairman Gilpin called the hearing to order and explained that the purpose of the hearing was to hear public comment on the Proposed Planned Business Park and Enterprise District. The Clerk entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the December 18, 2009, edition of the Maryland Independent newspaper.

Chairman Gilpin asked if anyone has written documents for the record. The Clerk entered into the record a letter dated January 5, 2010, which included a markup of recommended changes to the proposed Planned Business Park and Enterprise District, received from James Whitehead.

Chairman Gilpin asked if anyone in the audience wished to speak regarding the Proposed Planned Business Park and Enterprise District.

James Whitehead, with ATCS, P.L.C. 2805 Trumpeter Court, Waldorf, Maryland 20601

Mr. Whitehead briefly summarized his suggested revisions, submitted for the record, to the proposed legislation. The emphasis was to allow greater density when the development plan uses “Green Site/Green Building Design elements.

George Nash, with Facchina Construction, 102 Centennial Street, Suite 201, La Plata, Maryland 20646

Mr. Nash spoke regarding some concerns with the legislation as proposed, including; the cost associated with having to re-apply if there are any changes required to the development plan, the 35 foot height minimum is too restrictive, the legislation should include green building/site concepts, and the Industrial Zoning Classifications should remain in place to accommodate businesses, such as the Coca-Cola Company, should they choose to relocate and stay in the Town.

There being no other speakers, Chairman Gilpin closed the hearing at 7:27 PM.

Chairman Gilpin announced that a public hearing has been scheduled to be held by the Town Council on January 26, at 7:00 p.m., in the La Plata Town Hall, to hear public comment on the Planned Business Park and Enterprise District.

Planning Commission Consensus: Following discussion, the Planning Commission agreed to withhold their recommendation at this time to allow for review of the public comments received during the hearing. It was further agreed to make a request to conduct a joint work session with the Town Council, on February 2, 2010, following the Public Hearing scheduled for January 26, 2010. The purpose of the joint session will be to collectively review all public comments received pertaining to the Proposed Planned Business Park and Enterprise District.

Matters of Planning Commission Discussion

- Panera Bread, 3 Shining Willow Way – Final Site Development Plan Approval

Presenter: Matthew Allen, with Bohler Engineering, 901 Delaney Valley Road, Towson, Maryland.

Ms. Posey moved to approve the Final Site Development Plan and Building Design of Panera Bread, 3 Shining Willow Way. Mr. Hettel seconded the motion and it passed by unanimous vote.

There being no further discussion, Councilman Back moved to adjourn at 7:57 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk