

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
April 5, 2005, 7:00 PM

Present: Chairman Garyton C. Echols, Jr., Keith A. Hettel, Zakary A. Krebeck, Mark Rose, Roy G. Hale – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk [Due to the absence of Mr. Gilpin, Mr. Rose had full voting rights.]

Town staff: Steven F. Schroeder, Project Manager

Minutes:

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

#### Approval of March minutes

Mr. Hale made a motion to approve the minutes of the March regular meeting. Mr. Hettel seconded and the motion passed by unanimous vote.

#### Informational briefing – SHA and Potomac Investment Group, LLC Annexation

Steve Scott, Steve Mote and Gore Bolton presented information regarding the annexation petition and the proposed development of a business/industrial park on the front portion of the Potomac Investment Group, LLC property.

#### Presentation by Steuart Kret Homes – text amendment for 2-family homes in Mixed Use District

Wendy Stanley, land acquisition manager for Steuart Kret Homes, presented information regarding a zoning code text amendment to dimensional requirements for two-family dwelling units to increase maximum lot coverage from 25% to 35%. Ms. Flerlage advised that two “housekeeping items” would correct the language so that the minimum lot area would be 5,000 square feet per lot and 10,000 square feet per two-family dwelling.

Mr. Krebeck made a motion to direct Town staff to prepare a text amendment to address the corrective measures and increase maximum lot coverage from 25% to 35%. Mr. Rose seconded the motion and it passed by unanimous vote.

#### Preliminary plat: Willow Woods Subdivision

Ken Crouse and Scott Burroughs, Lorenzi Dodds, and Gunnill, presented information regarding the proposed Willow Woods Subdivision which contains 39 single family lots and has two entrances off Willow Lane. Ms. Flerlage referred to documents included in the Planning Commission’s meeting packets: Staff review dated April 4, 2005, letter to the engineer dated

March 11, 2005, and their response letter dated March 21, 2005, and a draft of the deed restrictions/covenants. During their presentation they answered questions posed by the Planning Commission regarding traffic concerns and need for a traffic study, recreation opportunities, forest conservation, potential to use their easement to Oak Avenue as a pedestrian access, wetland areas and buffers, lots on the cul-de-sac not meeting the minimum lot width at the building restriction line, length to width ratio on lot 22, ability of fire trucks to navigate the cul-de-sac, and stormwater management.

As part of the discussion, the ownership status of Willow Lane was questioned. Charles Bongar, attorney for the developer, advised that a title search indicated that Willow Lane was never deeded to the County or the Town. As it was still owned by Mr. McPhee, ownership of the road transferred to F & T Homebuilders when they bought the property. Mr. Bongar advised he had a letter from Thomas C. Hayden, attorney for the Board of Education, acknowledging that F & T Homebuilders owns the road and that the Board has a right-of-way. Mr. Crouse indicated the developer is willing to dedicate the road to the Town. Ms. Flerlage was directed by the Commission to ask the Town Attorney to research and resolve the road ownership issue.

The Commission agreed that no action would be taken on this preliminary plat until clarification is received regarding ownership of Willow Lane, and resolution of the issues regarding recreation opportunities, pedestrian access to Oak Avenue, and a traffic study.

#### Master Site Development Plan – Stagecoach Crossing

David Hruda, Gore Bolton, Rick Kramer and Susie Lee presented information and visual displays regarding the Stagecoach Crossing master site development plan and their request for approval of TND proposed on Parcels 1, 2 and 3. Ms. Flerlage provided the Commission members with a copy of the Town staff review dated April 5, 2005. In response to Chairman Echols' question, Ms. Flerlage advised that the master site development meets the tests to obtain approval.

Mr. Hale made a motion to accept the master site development plan as presented. Mr. Krebeck seconded the motion. In discussion before the vote, Mr. Krebeck questioned when adequate public facilities, traffic studies and other information would be addressed. Ms. Flerlage noted that the TND development plan requirements stage would be more detailed and would address those issues. Vote on the motion: passed by unanimous vote.

#### Other business

In response to Mr. Hettel, Ms. Flerlage provided an update on new businesses coming into the Town. In response to Chairman Echols, Mr. Flerlage agreed to put Applebee's on a future agenda for a courtesy review.

Mr. Krebeck remarked that applicants need to be held to the time frame within the Planning Commission's project submission policy, and suggested that the time frame may need to be increased. Following a brief discussion, Chairman Echols stated that the Planning Commission directs Town staff to have all of the information pertinent to the application in the

hands of the Commission members one week prior to the Planning Commission meeting or the topic will not be on the agenda.

Mr. Hale announced that this was his last Planning Commission meeting and that he had enjoyed working with the Commission.

There being no other business to discuss, the meeting adjourned at 10:27 PM.

Submitted by:

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Judith T. Frazier  
Town Clerk