

La Plata Planning Commission
Town Hall, La Plata, Maryland
July 1, 2003, 7:00 PM

Present: Chairman C. Keith Back, Garyton C. Echols, Jr., Walter T. Sollars, Jr., Robert W. Thompson, Roy G. Hale – Commission members; Douglas R. Miller, Town Manager; Steven F. Schroeder, Project Manager; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Hettel, Mr. Thompson had full voting rights.)

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 June minutes

Mr. Echols made a motion to approve the minutes of the June meeting. Mr. Thompson seconded the motion and it passed by unanimous vote.

Public hearing: Ordinance 03-7 Historic District Landmark Designation

Chairman Back called the hearing to order. Mr. Miller provided a brief explanation of Ordinance 03-7, noting that Thomas C. Hayden, Jr. had applied for historic district landmark designation for his building at 105 La Grange Avenue, and entered for the record the certificate of publication that the hearing notice was advertised in the June 20, 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 and no further discussion by the Planning Commission, Chairman Back closed the hearing.

Recommendation: Ordinance 03-7 Historic District Landmark Designation

Following a brief discussion, Mr. Thompson made a motion to recommend that the Town Council adopt Ordinance 03-7. Mr. Hale seconded the motion and it passed by unanimous vote.

Site plan: Kentucky Fried Chicken

Mr. Miller briefly explained that Kentucky Fried Chicken plans to rebuild and noted that the Planning Commission had been sent copies of the elevation plan and site plan with their meeting packets.

James Erdman, of Ben Dyer Associates, and Peter Gluszko, of Gluszko Architects, P.C., presented information regarding the site and building plans. Mr. Erdman noted that a courtesy

presentation was provided to the Design Review Board and that they will be going before the Design Review Board next week.

Mr. Erdman and Mr. Gluszko advised that the building will be reconstructed in almost the exact same spot as the one destroyed by the tornado, and that they plan to provide more landscaping on the site, and a better definition and separation for the drive-thru aisle. The building will be brick and EIFS (exterior insulation and finish system), and will have illuminated awnings and signs, and a cupola with illuminated signage. There will be 42 parking spaces provided, which meets the Code requirement for this building. The spaces are provided by agreement with the owner of the shopping center. They would like to begin construction in September and complete the work in 60 to 90 days.

Planning Commission members welcomed the return of the Kentucky Fried Chicken business and expressed concerns regarding the exterior design of the building, the illuminated awnings, cupola and signage, the possibility of parking problems when new tenants replace CVS and Safeway, and potential traffic flow problems caused by stacking in the drive-thru aisle and exit/entrance along the north property line. The Commission advised they want more brick exterior and recommended that Mr. Erdman and Mr. Gluszko look at the plans for the Baldus office building to be constructed on the corner opposite the Kentucky Fried Chicken, and look at the Centennial Shops building just beyond the Baldus corner to see examples of designs more in keeping with the Town's Vision Plan and design guidelines.

Other business

Mr. Hale acknowledged the presence of two Boy Scouts in the audience. Mark Browning and Oleg Chaschukhin, members of Boy Scout Troop 1709, are working on merit badges and volunteered to help with site clean-up. They were immediately referred to Paula Winkler, co-chair of the Treescape Restoration Committee.

Chairman Back reminded those present that the August meeting has been rescheduled from Tuesday, August 5, to Thursday, August 7.

There being no other business to discuss, the meeting adjourned at 7:40 PM.

Respectfully submitted,

Judith T. Frazier
Town Clerk