

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
February 6, 2007, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., Mark Rose, Debra W. Posey, C. Keith Back – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk

Town Staff: Steven F. Schroeder, Project Manager

Minutes:

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

#### Approval of January minutes

Mr. Echols moved to approve the minutes of the January 2, 2007 regular meeting. Mr. Rose seconded the motion and it passed by unanimous vote. Mr. Back moved to approve the minutes of the January 9, 2007 work session. Chairman Gilpin seconded the motion and it passed by unanimous vote.

#### Extension of preliminary plat approval – Agricopia Subdivision

*[A staff report dated February 6, 2007 was included in the Planning Commission's meeting packets.]*

R. J. Earnshaw, developer, and Michelle Bolton, of Bolton & Associates, LLC, were present to request an extension of the Agricopia Subdivision preliminary plat approval and to answer any questions posed by the Commission. Ms. Flerlage provided a brief update on the recreation amenities for this development.

Mr. Echols moved to extend the preliminary plat approval for one year. Mr. Hettel seconded and the motion passed by unanimous vote.

#### Final site development plan approval

##### High Road School

*[A staff report dated February 6, 2007 was included in the Planning Commission's meeting packets.]*

Jim Lorenzi, of Lorenzi, Dodds and Gunnill, Inc., and Jacob Weaver, architect for the project, presented information regarding the final site development plan for the High Road School proposed to be constructed on Catalpa Drive, and answered questions posed by the Planning Commission.

During discussion, concern was expressed regarding whether the traffic circulation pattern was suitable for school buses and student drop-off. It was also noted that this project has not yet received full approval of the Design Review Board and that the fire department review was not completed. It was further noted that the Planning Commission will not approve a project until it has approval of the Design Review Board.

Mr. Hettel moved to table the final site development plan for High Road School until the March meeting to allow time for the project to receive Design Review Board approval, review by the Board of Education regarding the school bus traffic circulation issue, and review and comments from the fire department. Mr. Rose seconded the motion. Following discussion, the motion passed by unanimous vote.

Popeye's

*[A staff report dated February 6, 2007 was included in the Planning Commission's meeting packets.]*

Ms. Flerlage advised that this project also does not yet have full Design Review Board approval, but noted that the Planning Commission had seen the Popeye's project when they reviewed it prior to making a recommendation on the special exception application before the Board of Appeals. Based on that, the Planning Commission agreed to listen to the presentation.

John Parlett, of CMI Contractors, and Michelle Bolton, of Bolton & Associates, LLC, requested approval conditioned on obtaining Design Review Board approval, for the final site development plan for the Popeye's proposed to be constructed on Route 301 in front of the La Plata Shopping Center, and answered questions posed by the Planning Commission.

During discussion, concern was expressed regarding location of the sidewalk and safety of pedestrians using the sidewalk. Mr. Parlett advised they had no problem with moving the sidewalk.

Mr. Rose moved to approve the final site development plan, conditioned upon receiving Design Review Board approval and relocation of the sidewalk. Mr. Back seconded and the motion passed by unanimous vote.

Wilhelm Building

*[A staff report dated February 6, 2007 was included in the Planning Commission's meeting packets.]*

Donna Daugherty and Sean Phaelan, of Bolton & Associates, LLC, presented information regarding the final site development plan for the Wilhelm Building, including a description of the stormwater management device which utilizes "green" techniques, and answered questions posed by the Planning Commission.

Ms. Flerlage advised that this project has full Design Review Board approval but she has not yet received written comments from the fire department or from Charles County Emergency

Services Department as to whether there is any conflict of the 45' building height with the radio system.

Mr. Rose moved to approve the final site development plan, subject to receiving fire department and Emergency Services Department review. Mr. Back seconded and the motion passed by unanimous vote.

SMO, Inc. Dash-In, filling station and car wash, 6305 Crain Highway (intersection of Routes 225 and 301) [A staff report dated February 6, 2007 was included in the Planning Commission's meeting packets.]

Mike Gesell, of Bohler Engineering, and Steve Stuckey presented information regarding the final site development plan for the SMO, Inc. Dash-In, filling station and car wash proposed to be constructed at 6305 Crain Highway, and answered questions posed by the Planning Commission.

Mr. Hettel moved to approve the final site development plan as presented. Mr. Back seconded and the motion passed by unanimous vote.

#### Other business

##### Planning Commission approval policy

A discussion was held regarding equal application of the Planning Commission's policy to require Design Review Board approval before a project is brought to the Planning Commission, and the concern that the Commission wishes to avoid the perception that all are not being treated equally. It was also suggested that the review response guidelines be communicated in writing to the fire department.

Following discussion, Mr. Back moved to reaffirm the standing policy of the Planning Commission that no action is taken on a project requiring Design Review Board approval until the Design Review Board has granted that approval. Mr. Hettel seconded and the motion passed by unanimous vote.

##### 2007 meeting calendar

Chairman Gilpin acknowledged the 2007 meeting calendar prepared by the Clerk. Mr. Rose moved to reschedule the May 1, 2007 meeting to May 2, 2007, reschedule the August 7, 2007 meeting to August 8, 2007, and to reschedule the January 1, 2008 meeting to January 2, 2008. Mr. Back seconded the motion and it passed by unanimous vote.

Preliminary discussion of amendments to Ch. 191

*[A staff report dated February 6, 2007 was included in the Planning Commission's meeting packets.]*

Ms. Flerlage and the Clerk explained the proposed amendments. The Planning Commission agreed to support the amendments.

Grasso project: In response to Chairman Gilpin, Ms. Flerlage provided a brief update on the Grasso project, noting that any further review has been suspended pending compliance with requirements of the annexation agreement.

There being no further business, Mr. Rose moved to adjourn at 9:12 PM. Mr. Back seconded the motion and it carried.

Submitted by:

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Judith T. Frazier  
Town Clerk