

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
October 2, 2007, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., James Goldsmith
– Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith
T. Frazier, Town Clerk

Town Staff: Daniel J. Mears, Town Manager; Steven F. Schroeder, Project Manager

Minutes:

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

Approval of August and September minutes

Mr. Hettel moved to approve the minutes of the August meeting. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

Mr. Echols moved to approve the minutes of the September meeting. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

La Grange Property (Haldane Dr. and Port Tobacco Rd.) preliminary plat – review and comment
[A staff report dated October 2, 2007 was included in the Planning Commission's meeting packets.]

James Erdman, of Ben Dyer Associates, Mark Wills and James Wills were present to provide information regarding the preliminary plat and to answer any questions posed by the Planning Commission.

During discussion, Mr. Erdman addressed the comments contained in the staff report. Ms. Flerlage noted that the road alignment within the proposed subdivision needs to be determined due to the need to identify a location for the long term easement for the force main coming from Buckeye Circle and running through this property. Ms. Flerlage also noted a need to address the issue of providing parkland or fee in lieu. In response to Mr. Erdman's question as to how the parkland formula is applied to subdivisions of more than 40 lots, the Planning Commission advised that the Code is clear that it requires the formula to be applied to all lots rather than just those above 40. In response to a request from the Commission, Steve Shahan, Chief, La Plata Volunteer Fire Department, reviewed the T-turnaround proposed for the road which ends at the western property line, and recommended that a version of a cul-de-sac or roundabout design be substituted.

Marshall's Choice ("Ellenwood") – preliminary plat approval

[A staff report dated October 2, 2007 was included in the Planning Commission's meeting packets.]

Jim Gotsch, of Loiederman Soltesz Associates, Inc., was present to provide information regarding the preliminary site plan and to answer any questions posed by the Planning Commission.

Following discussion, Mr. Goldsmith moved to approve the Marshall's Choice preliminary plat, with the conditions that the sidewalk be continuous along the eastern side of the new road and that certain lots be reconfigured to address the wetlands issue detailed in the staff report in the area of Lots 16, 17, 18 and 20. Mr. Hettel seconded the motion and it passed by unanimous vote.

Other business (none)

There being no further business, Mr. Goldsmith moved to adjourn at 8:04 PM. Mr. Hettel seconded the motion and it carried.

Submitted by:

Judith T. Frazier
Town Clerk