

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
May 6, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Garyton C. Echols, Jr., Mark W. Rose, James Goldsmith, Debra W. Posey – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Hettel, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; David M. Jenkins, Director of Municipal Development; William F. Eckman, Chairman, Water and Sewer Advisory Committee

Minutes:

Chairman Gilpin called the meeting to order at 7:05 PM and asked Mr. Goldsmith to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of April minutes

Mr. Goldsmith moved to approve the minutes of the April meeting. Ms. Posey seconded the motion and it passed by unanimous vote.

Other business

There being no further business, Mr. Rose moved to adjourn at 7:07 PM. Ms. Posey seconded the motion and it carried. The Planning Commission continued in work session regarding Comprehensive Plan/2008 update.

Work Session – Comprehensive Plan/2008 update

Growth Element – initial presentation and discussion of draft

[A staff report dated May 6, 2009 was included in the Planning Commission's meeting packets.]

Mr. Eckman provided a PowerPoint presentation and handout of the presentation.

Planning Commission consensus: Following discussion, the Planning Commission agreed to the following amendments and to see this element again at the June meeting:

- Page 1: In the introduction, include the “big picture view of where La Plata is going” as an Executive Summary.
- Page 4: In the “Protect any land devoted to agriculture...” text, amend to “Consider protecting...” Add: “Promote community gardens.”

Water Resources Element – final discussion as needed prior to recommendation

[A staff report dated May 6, 2009 was included in the Planning Commission's meeting packets.]

Planning Commission consensus: The Planning Commission agreed to the language in the current draft of the Water Resources Element.

Land Use Element – continue discussion of draft, zoning map amendments, and new zoning district ordinances

[A staff report dated May 6, 2009 was included in the Planning Commission’s meeting packets.]

Planning Commission consensus: Following discussion, the Planning Commission agreed to the following amendments and zoning questions:

- Page 1: In the “Land Use Background Information” text, double-check percentage figures.
- Pages 2, 3, and 4: In the “Land Use Objectives and Policies” text, where the term “Adopt” is used, amend to “Develop and adopt...” and in the “Land Use Standards and Implementation” text, redraft text to indicate “implement”.
- Page 3: In “Land Use Objectives and Policies,” sub-item “Implement Environmentally Sensitive and Low Impact Design techniques...” text, include “Participate in focus group”.
- Page 4: In “Land Use Standards and Implementation,” sub-item “Amend Chapter 191 (Zoning) of the Code and the Official Zoning Map...”text, specify new ordinances by name.

Name/property location/size	Zoning		Recommendation	
	Existing	Requested	Staff	Planning Commission
Phillips Edison & Co., south side of Shining Willow Way, behind La Plata Plaza; 3.011 acres	R-21	R-3	R-3	include for comprehensive rezoning – R-3
Fallon Homes, Inc., Laurelwood Subdivision, north side of Shining Willow Way; 2.566 acres	R-10	R-3	R-3	include for comprehensive rezoning – R-3
Christian Family Baptist Church, west side of Washington Ave., at intersection with Pender Dr.; 2.6 acres	R-10	R-3	R-3	include for comprehensive rezoning – R-3 (and is shown in PRID overlay)
Joseph and Kathryn Rieman, 7 Somerset St.; 0.313 ac.	R-8	CBT	PRID overlay or floating	[no need to include – shown in PRID overlay]
Ekistics Construction, Inc., north side of Md. Rt. 6 (Charles St.), near the intersection of Rt. 488; 0.540 ac.	R-21	R-3	R-3	include for comprehensive rezoning – R-3
Spence Bowling, 200 East Hawthorne Dr.; 0.946 ac.	R-21	CBT	PRID overlay	[no need to include – shown in PRID overlay]
Rick Baldus, 6700 Crain Hwy.; 1.69 acres	C-H	C-B	PRID floating	[no need to include – shown in PRID floating]
Salem Partnership, Parcels 81 and 82, Potomac St.; 2.3889 acres	R-3	CBT	PRID overlay or floating	[no need to include – shown in PRID floating]
Joseph Higdon and Tom Higdon, Jr., Kent Knolls Subdivision (parcels 54, 55 and 56. tax map 108), 2.56 acres	R-8	R-3	R-3	include for comprehensive rezoning – R-3
End of Buckeye Circle	L-I	MUD 2	MUD 2	include for comprehensive rezoning – MUD-2
Oriole Lane	R-10	CH	CH	include for comprehensive rezoning – C-H, <u>adhering to the property lines</u>

The Planning Commission will see the final draft in June, and schedule hearings on the Comprehensive Plan and Map in July.

There being no voiced objection, the work session adjourned at 10:12 PM.

Submitted by:

Judith T. Frazier
Town Clerk