

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
January 3, 2012, 7:00 PM

Present: Chairperson Debra W. Posey; Mary Grant, C. Keith Back, James Breitinger – Commission members; David M. Jenkins, Director of Planning and Community Development; Danielle Mandley, Town Clerk (Due to the absence of Mr. Gilpin and Mr. Echols, Mr. Breitinger had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; Theresa Dent, Senior Planner

Minutes:

Chairperson Posey called the meeting to order at 7:00 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of December 6, 2011 minutes

Councilman Back moved to approve the minutes of the December 6, 2011 meeting. Ms. Grant seconded the motion and it passed by unanimous vote.

► Matters of Discussion and Review

- McDonald's, 109 Drury Drive: Revisions to approved site plan.

Ms. Dent briefly summarized the staff report for proposed revisions of the McDonald's at 109 Drury Drive, which was included in the meeting packets.

Pete Shand and Bob Paxton, representing McDonald's presented the proposed revisions to the approved site plan for McDonald's at 109 Drury Drive. The revisions, as proposed include a request to expand the drive-through from a single lane, two-order point design, to a double lane, two-order point design. The new island created by the double lane design would include sod (grass) and a two (2) foot band of low shrubs, to match existing landscaping.

Ms. Grant moved to approve the McDonald's, 109 Drury Drive, revisions to approved site plan as presented. Councilman Back seconded the motion and the motion passed.

- Ordinance No. 11-15 Electronic Signs (for review prior to public hearing) – For the purpose of revising the Town's existing sign regulations; altering certain purposes of the regulations, and; altering provisions relating to the sign design, construction and maintenance standards of electronic signs.

Councilman Back, followed by Mr. Jenkins provided information regarding the proposed revisions to the sign ordinance, as it pertains to electronic signs.

Planning Commission Consensus: Following discussion the Commission agreed to conduct a public hearing regarding Ordinance No. 11-15 during the February 7, 2012 meeting.

- Zoning Ordinance Review

Mr. Jenkins reviewed two documents regarding development review structure and residential code revisions, and encouraged the Commission members to comment on the structure and format.

Planning Commission Consensus: Following discussion the Commission agreed (1) the development review structure document should be modified to include a number to identify which process goes first (2) a matrix table should be created for dimensional standards and permitted uses.

► Other Business

- Planning and Community Development Project Updates – David M. Jenkins

Mr. Jenkins and Ms. Dent provided information on various projects within the Town, including: Charles County Comprehensive Plan Scenarios; the Governor's implementation of Plan Maryland; Town Staff will participate in the Plan Maryland mapping guidelines; the vacant Exxon will be reopened as an Exxon/Dash-In; Chipotle acquired a fit-out permit; Civista is working on several projects; Steeplechase continues to apply for building permits; the Methodist Church plans to expand, and; Sleep Inn will change to a Holiday Inn Express.

- Council Updates – Councilman Back

Councilman Back briefly discussed the upcoming budget sessions.

► Future Agenda Items

- Zoning Ordinance Review
- Public Hearing: Ordinance No. 11-15

There being no further discussion, Breitingner moved to adjourn at 8:00 PM. Ms. Grant seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk