

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
August 2, 2011, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., C. Keith Back, Mary Grant – Commission members; David M. Jenkins, Director of Planning and Community Development; Danielle Mandley, Town Clerk (Due to the absence of Ms. Posey, Ms. Grant had full voting rights.)

Town Staff: Frederick C. Sussman, Town Attorney

Minutes:

Chairman Gilpin called the meeting to order at 7:01 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of July 5, 2011 minutes

Mr. Echols moved to approve the minutes of the July 5, 2011 meeting. Ms. Grant seconded the motion and it passed by unanimous vote.

► Matters of Discussion

• **Petition for Annexation**

Petitioner: Johel Limited Partnership, and FCD-Development, LLC

Proposed Use: Retail and Office space

Requested Zoning: C-H Commercial Highway Zoning District

Current County Zoning: CC Community Commercial

[Description: Review and discussion regarding the public hearing comments, and recommendation to the Town Council regarding the requested zoning category.]

Chairman Gilpin opened discussion and requested comments regarding the zoning request, as contained in the Petition. The Commission discussed various zoning categories and consistency with the 2009 Comprehensive Plan.

Upon a motion duly made by Mr. Echols and seconded by Mr. Hettel, hereby recommend a zoning classification of Commercial Highway Zoning District (C-H), to the Council of the Town of La Plata, if the annexation is approved. Following discussion the motion was amended upon a motion made by Mr. Echols and seconded by Mr. Hettel to include the following considerations: (1) Project not consistent with the 2009 Comprehensive Plan, by (a) Inconsistent with the traffic element (b) Not consistent with the goal to support the Central Business District (c) Not consistent with the goal for more employment opportunities and growth (2) Should be noted that there is potential for the need for Charles County approval and may require a special waiver and a 5 year wait prior to development. The amended motion passed by unanimous consent.

- Plan Maryland

[Description: Review, discussion and comments on the Plan Maryland draft, due to the Maryland Department of Planning by September 1, 2011.]

Mr. Jenkins summarized the staff report, dated July 25, 2011, which was included in the meeting packets.

Planning Commission Consensus: Following discussion the Commission agreed to email any comments regarding the Draft Plan for staff to incorporate in the comments to be sent to Maryland Department of Planning by September 1, 2011.

► Other Business

- Council Updates – Councilman Back

Councilman Back provided an update of Council activities, which include the Public Hearing regarding the Johel Petition for Annexation, and a change to the Refuse section of the Town Code.

- Planning and Zoning Project Updates – David M. Jenkins

Mr. Jenkins provided the Annual Report to be submitted to Maryland Department of Planning.

Mr. Echols moved to approve the Annual Report as written. Councilman Back seconded the motion and it passed unanimously.

► Future Agenda Items

- September 6, 2011 - Election of Chairman and Vice Chairman

There being no further discussion, Mr. Hettel moved to adjourn at 8:11 PM. Ms. Grant seconded the motion and it carried.

Submitted by:

Danielle Mandley
Town Clerk