

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
June 3, 2003, 7:00 PM

Present: Chairman C. Keith Back, Garyton C. Echols, Jr., Keith A. Hettel, Roy G. Hale – Commission members; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town Manager; Steven F. Schroeder, Project Manager; Judith T. Frazier, Town Clerk

Guests: (see roster)

Minutes:

Chairman Back called the meeting to order at 7:00 PM and read the agenda. One item was added to the agenda to include a presentation by GP Homes on the Heritage Green development. Chairman Back asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of May 8, 2003 minutes

Mr. Hale made a motion to approve the minutes of the May 8, 2003 meeting. Mr. Echols seconded the motion and it passed by unanimous vote.

#### Presentation by GP Homes

David Cooksey and Dan Anderton, of Loiederman Soltesz, and representatives of GP Homes gave a presentation of their plans to build a mix of housing types in Heritage Green, including what they termed “neo-traditional” on smaller lots in the interior of the development, and larger homes on larger lots which would back up to the golf course or to open space on the perimeter of the development. They acknowledged they are working with the Town Manager regarding the mix of single family detached, attached and multi-family, and their desire to be allowed to decrease the minimum size of lots and yards for the smaller dwellings. They also advised they will be working with the Board of Education regarding the 20-acre school site.

During the discussion which followed, concern was expressed that Heritage Green Parkway be constructed per the annexation agreement to help alleviate traffic in La Plata, and that no homes be built on Heritage Green Parkway. Mr. Cooksey advised that no homes would be built on Heritage Green Parkway. The Planning Commission discussed the possibility of arranging for a bus tour of other GP Homes projects to see the mix of dwellings.

#### Public hearing: Ordinance 03-4 Design Review – Commercial Highway District

Chairman Back called the hearing to order. Mr. Miller provided a brief explanation of Ordinance 03-4 and entered for the record the certificate of publication that the hearing notice was properly advertised in the May 23, 2003 edition of the Maryland Independent.

Chairman Back asked if anyone in the audience wished to speak for or against the ordinance.

Wayne Winkler, 214 Washington Avenue, asked the Planning Commission to support Ordinance 03-4.

Harry Shasho, Baldus Real Estate, asked that the Town put these guidelines in writing and provide them to the public.

There being no other speakers and no further discussion by the Planning Commission, Chairman Back closed the hearing.

Recommendation: Ordinance 03-4 Design Review – Commercial Highway District

Following a brief discussion, Mr. Echols made a motion to recommend that the Town Council adopt Ordinance 03-4. Mr. Hettel seconded the motion and it passed by unanimous vote.

Other business

As the August meeting date conflicts with National Night Out neighborhood events in Town, the Planning Commission agreed to reschedule the August meeting from August 5 to Thursday, August 7, 2003.

Mr. Miller and Mr. Schroeder provided updates on rebuilding, road paving, crosswalk, and sewer line upgrade projects.

There being no other business to discuss, the meeting adjourned at 8:07 PM.

Respectfully submitted,

Judith T. Frazier  
Town Clerk