

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
May 8, 2003, 7:00 PM (Rescheduled from May 6, 2003)

Present: Chairman C. Keith Back, Walter T. Sollars, Jr., Robert W. Thompson, Roy G. Hale - Commission Members; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town Manager; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Echols and Mr. Hettel, Mr. Thompson had full voting rights.)

Guests: (See roster.)

Minutes:

Chairman Back called the meeting to order at 7:00 PM and read the agenda. Chairman Back asked Mr. Hale to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of April minutes

Mr. Hale made a motion to approve the minutes of the April meeting. Mr. Sollars seconded the motion and it carried.

#### Concept Plan: Martin Subdivision

Mr. Miller briefly explained that provision of a concept plan is an optional step, and is an opportunity to provide comments to the developer before they prepare the preliminary plan.

James L. Erdman and Wesley Tomlinson (Ben Dyer Associates) and Marty Martin, owner, presented the concept plan (reduced size version copies provided to the Planning Commission) and asked for the Planning Commission's reactions before the preliminary plan is prepared. During the discussion on this concept plan, Mr. Miller advised Mr. Erdman that the street layout on this concept plan depicts the street layout which was revised in 2000. It was also noted that Mr. Erdman would speak with SMECO to obtain permission to put a road base (grassed over) on the SMECO easement, for use as an emergency access only and not as a primary entrance, to address the Planning Commission's concern that a second entrance be provided. The Planning Commission also encouraged the developer to keep as many trees as possible, especially the large trees.

#### Development Plan: Sleep Inn

Mr. Miller briefly explained that this proposed development plan depicts a Sleep Inn on property between the Gustavo's Restaurant and the Best Western.

James Erdman, representing the owner, Mr. Patel, presented a concept plan (reduced size version copies provided to the Planning Commission) for this proposed hotel, noting it would contain 72 rooms and would be 4-story front/3-story back, with conference rooms and an indoor pool. Mr. Erdman advised that the plans have been put before the Design Review Board even though the Commercial Highway design guidelines have not yet been adopted. They hope to have

the building complete by the first of next year. Mr. Miller remarked that Town staff has not yet reviewed the development plan. The Planning Commission encouraged Mr. Erdman to develop the property with the landscaping as shown on the plan, noting appreciation for the trees shown on the plan.

Other business (none)

There being no other business to discuss, the meeting adjourned at 7:44 PM.

Respectfully submitted,

Judith T. Frazier