



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION
Approved Minutes of Meeting
February 7, 2013 – 7:30 P.M.
City Hall Council Chambers

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Lawrence Bleau, Chair	<u> x </u>	<u> </u>
Mary Cook, Vice-Chair	<u> x </u>	<u> </u>
James McFadden	<u> </u>	<u> x </u>
Charles Smolka	<u> x </u>	<u> </u>
Clay Gump	<u> x </u>	<u> </u>
Rose Greene Colby	<u> x </u>	<u> </u>

Also Present: Planning Staff- Terry Schum, Miriam Bader and Theresheia Williams; Department of Public Services Staff – Jeannie Ripley and Robert Cofske; Attorney - Suellen Ferguson.

I. Call to Order: Lawrence Bleau called the meeting to order at 7:40 p.m.

II. Approval of Minutes:

Charles Smolka moved to accept the minutes of December 6, 2012. Rose Colby seconded. The motion carried 5-0-0.

III. Amendments to Agenda: There were no Amendments to the Agenda.

IV. Public Remarks on Non-Agenda Items: There were no Public Remarks on Non-Agenda Items.

V. Public Hearing:

CPV-2013-01: Variance for an existing driveway that exceeds lot coverage
Applicant: **Richard Barker**
Location: **4706 Drexel Road**

Lawrence Bleau explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicant is requesting a variance of 144 square feet or 2% from the 30% maximum allowable lot coverage in order to validate an existing garage. The property is regular in shape with an area of 6,250 square feet. The front and rear property lines measure 50 feet wide and the side measures 125 feet. The property is improved with a two-story brick single-family home, detached 4-bay garage, and a gravel driveway accessed via a rear alley. The property is located in the Calvert Hills neighborhood. The surrounding neighborhood is zoned R-55, single-family residential. The subdivision dates to 1928 and the subject home was constructed in 1938, which predates the Zoning Ordinance.

Miriam Bader stated that there is a shed located on the applicant's property that was not included in the variance calculations for the public hearing notice. She stated that the additional measurement would increase the variance by 1.2%, which would be a variance request for 33.6%. She stated that the shed is smaller than 150 square feet, so it did not require a permit.

Terry Schum, Planning Director, stated that from the definition of "lot coverage" in the Prince George's Zoning Code, the shed would have to be included as part of lot coverage.

Suellen Ferguson, City Attorney, stated that with the addition of the shed, a larger variance request would be required, which means that the public hearing notice was not advertised correctly and would have to be readvertised.

Lawrence Bleau stated that if the applicant wants to retain the shed, the hearing would have to be continued and another notice sent with the correct measurements; or if the applicant wants to remove the shed, then the hearing can proceed tonight.

Richard Barker, applicant, stated that if the shed did not require a permit, it should not be counted as lot coverage. He stated that he would like to keep the shed and have the hearing be continued to the March 7, 2013 meeting.

Mary Cook moved to continue the hearing until the March 7, 2013 meeting so that the notice can be advertised correctly. Clay Gump seconded. Motion carried 5-0-0.

VI. Discussion of status report for 7400 Dartmouth Avenue

Code Enforcement Officer, Robert Cofske, testified that he conducted an inspection of the property on February 5, 2013. He updated commissioners on the progress of the property and submitted a memo of the four items that are still incomplete and photographs of the existing condition of the property.

The applicant, Robert Schnabel, along with Stephanie Stullich, testified that they are continuing to make progress on the remaining violations. They are working on completing the remaining items on the code enforcement list. The applicant submitted four photographs showing the progress of the property. The contractors – a chimney mason, roofer, carpenter and painter are still working to complete the violations. They have encountered some problems that delayed the progress of the project like finding a new carpenter, weather conditions and repairing deteriorated wood before they could continue. The applicant stated that depending on the weather conditions, they expect to have the violations completed by May 2013.

Commissioners reviewed and discussed the February 4, 2013 status report and voted 5-0-0 to have the applicant submit a detailed summary in one week with step-by-step information on how the violations will be completed. They would also like the applicant to inform them if issues arise that impact the project schedule. The applicants should also submit a status report by the end of March to be discussed at the April 4, 2013 meeting. The APC also requests that code enforcement conduct another inspection of the property prior to the meeting and depending on the results of the inspection, APC will decide whether to have the applicant attend the April 4, 2013 meeting.

VII. Update on Development Activity:

Cafritz – The public hearing before the Planning Board was canceled. The applicant withdrew their application and has noticed that another application will be submitted for review. They have also retained a new lead attorney, Lawrence Taub, from O’Malley, Miles, Nysten & Gilmore, PA.

M Square – At the City Council worksession on Tuesday, the Council deferred action for another week to come to some agreement with the University. The City staff is recommending disapproval because there are a number of legal and plan related issues and required findings of the plan that need to be addressed. The County staff has not issued their staff report. The case is scheduled for the City Council February 19th worksession. There will be a Planning Board hearing on February 21st, unless the date is continued.

Koons Ford – Plans have been filed and there is a public hearing scheduled for March 14, 2013 at the Planning Board. The City Council will hear this case at their March 19th worksession. Staff does not have a recommendation yet. The proposed project will consist of a Marriott Courtyard Hotel, ground floor retail, stand-alone CVS and parking garage in the rear. The adjoining property is under contract with the same developer. The site is proposed for a 4 or 5 story apartment building.

JPI West – Located on the west side of Route 1 at Cherokee Street. Monument Realty is trying to utilize an existing approved Detailed Site Plan in order to build the project without filing a new Detailed Site Plan. The proposed project will be ground floor retail, market rate apartments and structured parking

Toll Brothers – Staff met with the developers and reviewed concept plans. They have a contract to purchase the Knox Boxes to demolish the apartments and replace them with 1,500 beds of student housing, retail, town green, structured parking and pedestrian arcade. They have met with the University and they are supportive of the plans. It may be 2-3 months before they actually file a Detailed Site plan.

VIII. Election of Chair and Vice-Chair:

Lawrence Bleau moved to elect Mary Cook as Chair and Mary Cook moved to elect Clay Gump as Vice-Chair. Charles Smolka seconded. Motion carried 5-0-0.

IX. Other Business:

The Maryland Planning Commissioners Association Spring Training Workshop is being held on March 5th & 6th at the Baltimore County Center for Maryland Agriculture. Commission members should contact staff to make reservations if they would like to attend.

X. Adjourn: There being no further business, the meeting was adjourned at 9:30 p.m.

Minutes prepared by Theresheia Williams