



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION
MINUTES OF MEETING
September 4, 2008 – 7:30 P.M.

PRESENT: Advisory Planning Commission – Robert Day, Lawrence Bleau, James McFadden, John Krouse and Chuck Smolka; Planning Staff – Terry Schum, Elisa Vitale, and Tershia Williams; Attorney – Suellen Ferguson and Deanna Adams

- I. Call to Order:** Robert Day called the meeting to order at 7:45 p.m.
- II. Approval of Minutes:** Lawrence Bleau moved to accept the minutes of May 1, 2008. James McFadden seconded. The motion carried 3-0-0.

The July 10, 2008 minutes were amended to reflect the following changes:

- 1) Correct the spelling of Chuck Smolka name throughout the minutes.
- 2) Include the motion made by Commissioner John Krouse in reference to CPV-2008-02 that failed.

Lawrence Bleau moved to accept the July 10, 2008 minutes as amended. John Krouse 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. Housing Code Application – Progress Report**
APC-CEO-0013-2004:
Applicant: Robert Schnabel
Location: 7400 Dartmouth Avenue

The applicants, Robert Schnabel and Stephanie Stulich reported on the progress on their property, updating commissioners on the work that has been completed and what still needs to be completed. They submitted a progress plan for addressing the violations and a copy of a voided citation dated April 2000 showing that the screens for the windows had been supplied.

Robert Ryan, Director of Public Services, testified that he and Code Enforcement Officer Robert Cofske visited the property on September 4, 2008, and the work reported by the applicants had been completed and the safety issues had also been addressed. He requested that the commission accept the applicants report into the record.

The applicants requested that the Advisory Planning Commission allow them to return in January 2009 to present an update and a more detailed plan for completing the remaining violations before December 2009.

Commissioners accepted unanimously.

VI Review of APC Rules and Procedures

City Attorney, Suellen Ferguson, reviewed Rules and Procedures with the Commissioners to remind them of the legal procedures as far as discussing cases heard by the APC outside of the meetings. Some of the main points covered were:

- 1) Commissioners are not permitted to discuss cases with councilmember's once a recommendation has been sent to the City Council.
- 2) If commissioners are approached outside of the hearing in reference to a specific case, they should refer that person to the Planning Department.
- 3) Letters of dissent (minority opinions) should accompany APC's final decision to be reviewed by councilmember's.
- 4) When attending the council meetings, APC members do not speak on cases heard before the APC.
- 5) If hearing a specific case will prevent a commissioner from being objective for any reason, then they should recuse themselves from hearing that case.
- 6) If commission members sit on another board, such as a civic association, they should not take part in any discussion about a case being brought before the commission.

VII. Update on Central US 1 Corridor Sector Plan

Central US 1 Corridor Sector Plan –

Park and Planning sent out notices notifying the public of a community workshop being held on Wednesday, September 17, 2008 from 7:00 to 9:00 p.m. at the College Park Community Center in Lakeland. The purpose of the workshop is to open a dialogue between staff, professional consultants, and the citizens of the community to address current conditions and needs.

The south boundary changes extend beyond the boundaries of the City of College Park along Rt. 1 to include parts of University Park and Riverdale Park. The north boundary includes the annexation of IKEA, Camden and the Holiday Inn beyond the beltway. The boundaries below the beltway are shown as being extended on the east to include the Hollywood commercial district and residential district. The west side will include Seven Springs Village apartments, North Autoville and the County Stream Valley Park. City Council discussed this issue at their September 2, 2008 worksession, but have not made a final decision on the boundary issue.

Lawrence Bleau moved to have staff draft a letter to Mayor and Council indicating that the APC is opposed to the inclusion of the Hollywood Commercial District and Seven Springs Village in the new plan boundaries. John Krouse seconded. Motion carried 5-0-0.

VIII. Update on Development Activity: Terry Schum reported on the following:

East Campus – Both phases of the Detailed Site Plan have been filed and accepted for review by Park and Planning. City Council will hear it at their October 21, 2008 worksession and it will be heard before the Planning Board sometime in November.

Mark Vogel Student Housing – The Preliminary Plan has been accepted and the Detailed Site Plan is about to be accepted. The proposed project is undergraduate student housing consisting of five to six stories, ground floor retail and structured parking. Mark Vogel has acquired Jerry's Sub and the Merchant's Tires property located next door.

IX. Other Business: There was no other business.

X. Adjourn: There being no further business, the meeting was adjourned at 9:50 p.m.

Minutes prepared by Tershia Williams