



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION

Minutes of Meeting

October 4, 2012 – 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> x </u>	<u> </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, Theresheia Williams; Attorney: Sue Ford; Department of Public Works: Robert Ryan, Director and Robert Cofske, Code Enforcement Officer.

I. Call to Order: Lawrence Bleau called the meeting to order at 7:30 p.m.

II. Approval of Minutes:

Approval of the minutes were deferred until the next meeting.

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. Discussion of Progress and Inspection Reports for 7400 Dartmouth Avenue

Code Enforcement Officer, Robert Cofske, testified that he conducted an inspection of the property on September 27, 2012. He updated commissioners on the progress of the property and submitted a timeline of 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 11 violations and expect to have them completed within the next 1-2 months. They have contracts in place for four contractors – a chimney mason, roofer, carpenter and painter. They submitted a letter detailing each project, updated timeline and before and after photographs of the house, carriage house and shed. The applicants also made some adjustments to the timeframe for completion of some of the violations listed. Commissioners voted to have the applicant submit another status report by November 30, 2012 and depending on the results, they will make a decision on whether to have additional progress reports submitted.

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

- 1) **Cafritz** – The applicant submitted a waiver of the 70-day time period of review, so the public hearing scheduled for November 1, 2012 for the Preliminary Plan of Subdivision, has been rescheduled for January 10, 2013. The City Council will address this case sometime in December.
- 2) **Maryland Book Exchange** – At the Planning Board hearing on September 13, 2012, the applicant's revisions were approved with conditions. The City position was to oppose the Maryland Book Exchange unless there were significant changes to the form and massing of the building. The applicant spoke with staff and offered a compromise to address the changes requested by the City in order to avoid having to argue the case before the District Council again. On October 3, 2012, the City Council met in executive session and decided to hold a public presentation at their regular meeting on October 9, 2012 at 7:30 p.m. to discuss the applicants proposed revisions to the building.
- 3) **Koons Ford** – The Detailed Site Plan will be submitted within 30 days for the redevelopment of the dealership property at Berwyn House Road. They are proposing a hotel, retail and a stand-alone parking garage.
- 4) **JPI**- Formerly Jefferson Square property at Rt. 1 and Cherokee Street was purchased by Metropolitan Development, LLC. They have an approved Detailed Site Plan, which expires in December, but they are planning to submit a new Detailed Site Plan in the near future.

VII. Other Business: There was no Other Business.

VIII. Adjourn: There being no further business, the meeting was adjourned at 9:00 p.m.

Minutes prepared by Theresheia Williams