



**CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION**  
**4500 KNOX ROAD COLLEGE PARK, MARYLAND 20740**  
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**ADVISORY PLANNING COMMISSION**  
**Approved Minutes of Meeting**  
**March 3, 2016 – 7:30 P.M.**  
**City Hall – Council Chambers**

<b><u>Members</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Lawrence Bleau	<u>  x  </u>	<u>      </u>
James McFadden	<u>  x  </u>	<u>      </u>
Rose Greene Colby	<u>  x  </u>	<u>      </u>
Christopher Gill, Chair	<u>  x  </u>	<u>      </u>
Kate Kennedy, Vice Chair	<u>  x  </u>	<u>      </u>
Javid Farazad	<u>  x  </u>	<u>      </u>
John Rigg	<u>  x  </u>	<u>      </u>

Also Present: Planning Staff – Terry Schum and Theresheia Williams; Public Services staff- Jeannie Ripley and CEO Billy Dildine; Attorney: Sue Ford

**I. Call to Order:** Christopher Gill called the meeting to order at 7:35 p.m.

**II. Approval of Minutes:**

Kate Kennedy moved to adopt the minutes of February 4, 2016. John Rigg seconded. The motion carried 7-0-0.

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

**IV. Public Remarks on Non-Agenda Items:** The following Public Remarks were made on Non-Agenda Items.

Kenneth Jenkins, 4803 Iroquois Street, stated that he is disabled and was concerned that there appears to be only one handicapped parking space at the City Hall Municipal Lot. He thinks that the City should consider adding at least two more handicapped spaces.

Kennis Termini, 5029 Edgewood Road, testified that she agrees with Mr. Jenkins. She stated that if there are no available handicapped parking spaces, then anyone with a handicapped tag or placard should be able to park in any space available without being ticketed.



Mr. Jenkins stated that he doesn't believe that cars with flat tires and expired tags are a health, safety or welfare concern to the community. He stated that he would like to request a waiver or an extension for four (4) months from the February 23, 2016 deadline he was given to bring the vehicles into compliance.

Jeannie Ripley, Code Enforcement Supervisor, testified that since both cars are registered to Mr. Jenkins, there would not be an inspection process, just the renewal of the registration.

Kenneth Jenkins asked if he is allowed to store his car in his driveway since it is his private property without being cited?

Sue Ford, Attorney, stated no, Section 125-10(I) of the City Code states that "It shall be unlawful for any person to park or allow to be parked or to store or allow to be stored any vehicle, of every kind and description, which is inoperable, dismantled, wrecked or not bearing current license plates upon residentially zoned property, property used for residential purposes or any other property not zoned for such storage within the corporate limits of the City of College Park for a period of time longer than 15 days after said vehicle became inoperative, dismantled, wrecked or without current license plates, unless said vehicle is stored in an enclosed garage."

Lawrence Bleau asked Mr. Jenkins if he dispute any of the findings from the inspector's report?

Kenneth Jenkins stated no, the tires are flat and the registration is not current.

John Rigg asked Mr. Jenkins if there is a point at which he feels that inoperative vehicles would be an issue of health, safety or general welfare to the community?

Kenneth Jenkins stated yes, if the vehicle had no doors or engine and other parts of the vehicle were missing.

John Rigg moved to affirm the findings of the violation of Section 125-10(I) of the City of College Park Code for two inoperative vehicles with flat tires and expired tags. Kate Kennedy seconded. Motion carried 7-0-0.

Kate Kennedy asked the applicant how long of an extension would he need to correct the violation?

Kenneth Jenkins stated that he would like as much time as possible. Because of his disability, it will take time to bring the vehicles into compliance. He stated that four months should be enough time.

Kate Kennedy moved to grant a waiver until June 30, 2016. Javid Farazad seconded.

Christopher Gill asked about the fraudulent tags as stated in the staff report.

CEO Dildine stated that the City Contract Police Officer indicated that the tags displayed on the vehicles were fraudulent and allegedly manufactured by the appellant.

Kate Kennedy asked if the fraudulent tags were on the vehicles that are in the photographs?

CEO Dildine stated yes.

Kate Kennedy moved to withdraw her motion to grant the waiver until June 30, 2016. John Rigg seconded. Motion carried 7-0-0.

John Rigg moved to deny the waiver. Kate Kennedy seconded. Motion carried 7-0-0.

Lawrence Bleau moved to amend the motion to grant a waiver of thirty days (30). Rose Colby seconded. Motion carried 5-2-0, with Christopher Gill and John Rigg voting Nay.

**VI. Review of Final Draft Letter to the City Council for Changes to the Fence Ordinance**

Terry distributed the draft letter addressed to the Mayor on proposed changes to the Fence Ordinance to give commissioners a chance to review and make any changes before submitting it to the City Council. Commissioners discussed the letter and voted to reword paragraph 8 to read “To further discourage chain link fences, the City should consider offering financial incentives to promote the use of other fence material.”

John Rigg moved to adopt the letter with changes and submit it to the Mayor and Council. Kate Kennedy seconded. Motion carried 7-0-0.

**VII. FY2017 Operating Budget**

Terry discussed the 2017 Operating Budget for the Advisory Planning Commission. She stated that the budget consists of training, dues, supplies and attending the annual conference. The Commissioners also receive a \$60 stipend for each meeting they attend. Commissioners suggested increasing the number of meetings per year to 16 to account for any additional meetings needed to hear development cases and to add funds for videotaping at least one listening session.

**VIII. Review of City Council Comments on Module 1 of Zoning Rewrite**

Terry distributed the letter address to Chad Williams, M-NCPPC, with comments from the City Council on the Prince George’s County Zoning Rewrite. Below are some of the comments discussed:

- The by-right development will impact public and municipal participation in the development review process.
- The City recommends that the Boarding or Rooming House use be eliminated or the definition should be changed to clarify that the dwelling shall be owner-occupied or “operated by a responsible individual.”

- The Council suggests that there may be an opportunity to define a new use for students who lease single-family homes in neighborhoods near a college or university and to further regulate this use in terms of occupancy.
- The Council is still undecided about allowing accessory dwelling units and home housing for poultry in single-family zones.

Commissioners voted to continue the discussion on the Zoning Rewrite at a later meeting and provide input to the City Council. They also suggested maybe having a listening session on the topic.

**IX. Update on Development Activity:** Terry Schum reported on the following:

**RFP's** – The following RFP's for development were put out and all the deadlines for receipt of proposals have past. Below is an update on the progress:

- WMATA – College Park Metro Station  
Interviews conducted. Announcement of selected developer expected shortly.
- Prince George's County – Across the street from the metro station  
Four respondents to RFQ were asked to submit more formal and detailed proposals.
- University of Maryland Foundation – Quality Inn property  
Conducted interviews of two finalists. A decision will be announced soon.

**Whole Foods** – The opening date is tentatively set for the end of the year.

**X. Other Business:** There was no Other Business.

**XI. Adjourn:** There being no further business, the meeting was adjourned at 9:20 p.m.

Minutes prepared by Theresheia Williams