

Motion: To approve the application to erect a 9' x 12'x 15' foot shed with electricity located on Lot: 27, Block: 24, Section: 6-B at 4314 Van Buren Street.

Moved by: Mr. Carey

Seconded by: Mr. Gekas

Yea: 7

Nay: 0

Abstain: 0

9. PRESENTATIONS

Mr. Mike Hunninghake, Program Manager, Sustainable Maryland Certified program, gave a brief power point presentation on the Sustainable Maryland Certification program and distributed a flyer which included the certification requirements. The program is a free and voluntary initiative that is designed to encourage municipalities to go green, to save money and to facilitate residents working with municipal staff, elected officials on sustainability projects across a wide spectrum.

Since this program would continue the momentum of the STEP-UP program and the Town is currently meeting many of the requirements, Mr. Hunninghake recommended that University Park register for this program.

For more information: <http://www.sustainablemaryland.com/actionlist.php>

10. DEPARTMENT AND COUNCIL REPORTS

A. MAYOR'S REPORT ~ *Mayor John Rogard Tabori*

- On Sunday, December 8, University Park Civic Association will hold their Annual Pot Luck Dinner beginning at 4:00 p.m. and tree lighting at 6:00 p.m.
- To discuss the acquisition of the Riverdale Presbyterian Church, two Community Conversations have been scheduled: Tuesday, December 17, 2013 at 7:00 p.m. and Saturday, January 18, 2014 at 1:00 p.m., both meetings will be held at the Riverdale Presbyterian Church in Custis Hall.
- A public presentation with Mr. Micah Liepold, Alpha Engineering Association has been scheduled for Monday, December 16, 2013. He will give a brief presentation on the contract services offered to the Town.
- Mayor Tabori suggested inviting Mr. Brad Frome, Deputy Chief of Staff of the County Executive's Office and Carlo Colella, UMD VP for Administration and Finance to discuss the Cafritz bridge situation.
- On December 16, 2013, Mayor Tabori and Mr. Beall will discuss funding and grant opportunities for transforming Queens Chapel Road into a green street.
- As a result of Prince George's Plaza being chosen as a Transit-Oriented District and the County showing more interest, there are now potential sources for funding for "9 Ponds".
- The STEP-UP program will soon go into wrap-up mode. The final documentation will be completed within the next few weeks and a full wrap-up presentation will be scheduled for Council.

11. CONTINUING BUSINESS

A. BUDGET TRANSFER (2nd Reading)

A super majority is required to amend the budget (5 votes).

Motion: To approve the transfer of \$310,000 from Unreserved Funds to Town-wide Street Repair Project to fund the expenses necessary to complete the street work project to include construction and engineering costs.

Moved by: Mr. Cron

Seconded by: Mr. Carey

Yea: 7

Nay: 0

Abstain: 0

B. RESOLUTION 2013-R-12 TO DEDICATION OF A TOWN BRIDGE IN HONOR OF FRANCIS "MICKEY" LUCAS FOR HIS OUTSTANDING SERVICE TO THE TOWN OF UNIVERSITY PARK AND HIS WORK TO PRESERVE WELLS RUN.

Motion: To approve Resolution 2013-R-12 to dedicate a bridge in Town with a simple marker in honor of Francis "Mickey" Lucas, for his years of outstanding service to the Town and for his work to preserve Wells Run.

Moved by:

Seconded by:

Yea:

Nay:

Abstain:

Motion: To table the approval of Resolution 2013-R-12.

Moved by: Mr. Alvarez

Seconded by: Mr. Gekas

Yea: 7

Nay: 0

Abstain: 0

C. CONTRACT FOR AN INITIAL SUSTAINABILITY ANALYSIS OF RIVERDALE PRESBYTERIAN CHURCH AND ASSOCIATED PROPERTY.

This motion is tabled.

Motion: To approve the contract and award the bid to Sustainable Design Consulting, LLC for \$5,865 to conduct an initial sustainability analysis of Riverdale Presbyterian Church and associated property.

Moved by:

Seconded by:

Yea:

Nay:

Abstain:

12. NEW BUSINESS

A. SUSTAINABLE MARYLAND CERTIFICATION PROGRAM

Motion: To approve drafting Resolution 2013-R-13 to join the Sustainable Maryland Certified program and become a certified municipality.

Moved by: Mr. Carey

Seconded by: Mr. Gekas

Yea: 7

Nay: 0

Abstain: 0

B. HYATTSVILLE ZIP-IN DSP-12068/CSP-13003 DISCUSSION ON WHETHER TO TAKE A POSITION IN SUPPORT OF THE POSITION WHICH THE CITY OF HYATTSVILLE HAS TAKEN, OR TO DEVELOP OUR OWN POSITION, OR TO TAKE NO POSITION ON THIS PROJECT.

Motion: To approve that the Mayor and Town Attorney draft a letter in the matter of the

Hyattsville Zip-In DSP-12068/CSP-13003 for the Planning Board Hearing on December 5, 2013. *(See attached letter as submitted)*

Moved by: Mr. Cron

Seconded by: Ms. Christiansen

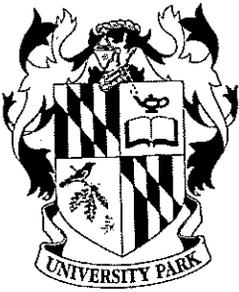
Yea: 7

Nay: 0

Abstain: 0

- Mayor Tabori will e-mail the draft letter to the Council, for review, by noon on Wednesday, December 4, 2013.

13. ADJOURNMENT by consent at 9:17 p.m.



TOWN OF UNIVERSITY PARK

December 4, 2013

Honorable Elizabeth M. Hewlett
Chairman
M-NCPPC Planning Board
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Hyattsville Zip-In DSP-12062/CSP-13003/AC-13018

Dear Chairman Hewlett and Members of the Prince George's Planning Board:

On Monday, December 2, 2013, the Common Council of the Town of University Park considered the Hyattsville Zip-in Detailed Site Plan, Conceptual Site Plan and Alternative Compliance applications. The Council voted unanimously to strongly support both the Maryland National Capital Park and Planning Commission ("M-NCPPC") Staff and the City of Hyattsville recommendations and to oppose the revision of plans and amendment to the Table of Uses that would enable the construction of a drive-through automatic carwash. Such a usage is inconsistent with the June 1998 Prince George's Plaza Transit District Development Plan ("TDDP") of which the property is a part, and would significantly erode the pedestrian- and transit-oriented character required for the Transit District Overlay Zone ("TDOZ") at this critical intersection.

The Council supports the remaining conditions recommended by M-NCPPC Staff to bring the property into conformance with current standards, such as landscaping and green space requirements, storm drain stenciling, appropriate lighting, screening of the loading space and the requirement that the applicant provide evidence of compliance with applicable laws and regulations regarding the removal of any hazardous waste or contaminants associated with the gas station.

However, the Council continues to be disappointed in the fact that this property has not redeveloped in the way envisioned in the TDDP. As a matter of policy, the Town strongly contends that low yield projects of this nature should not be encouraged. Instead, landowners and developers should be encouraged to put forth projects that enhance the evolution of the Prince George's Plaza area as a pedestrian friendly and transit oriented site.

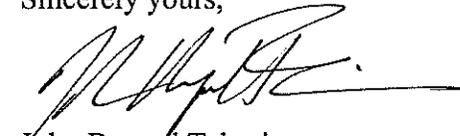
MAYOR
John Rogard Tabori

COMMON COUNCIL
David Brosch
James C. Gekas
Arlene J. Christiansen
Len Carey
Heidi A. Sorensen
Michael B. Cron
Roy D. Alvarez

On a final note, the Mayor and Council would like the Planning Board to be aware that on three separate cases (including today's case), before the Board within the Prince George's Plaza TDOZ in the last few months, the Town of University Park has not received timely notice, and/or a complete set of materials. Lacking notice, timely or otherwise, and/or materials makes it difficult for a small town, such as University Park, meaningfully to assess what are complex issues, prepare reasoned positions, and coordinate with surrounding communities or Planning Board Staff. We would appreciate the Board looking into and correcting this issue.

Thank you for your time and attention.

Sincerely yours,



John Rogard Tabori
Mayor

Cc: University Park Common Council
Suellen Ferguson, Esq.
Sajid Chaudry, Applicant, Hyattsville Zip-In
Steve Adams, Urban Design Section, M-NCPPC
Jill Kosack, M-NCPPC
Michel LaRocca, Esq.
Mark Tartaro, Mayor, City of Hyattsville
Jim Chandler, Director of Economic & Community Development