

# Town of University Park

## Report of Meeting Development Overview Committee

Wednesday, May 23, 2018

7:30 p.m.

Conference Room

University Park Town Hall

6724 Baltimore Avenue

**In Attendance:** Martha Wells, Council Member, Ward 6 and Committee Chair, Suellen Ferguson, Town Attorney, Joe Schultz, Council Member, Ward 2 and Committee Member, Brad Hess, Council Member, Ward 3 and Committee Member, Len Carey, Mayor and *ex officio* Committee Member, David Caskey, Council Member, Ward 5 and Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member, John Tabori, Committee Member

**Guests:** Lawrence Taub, Attorney for Riverdale Park Station, Ameneh El Amin, Architect for Riverdale Park Station, Andrew Fellows, University of Maryland

**Absent:** David Brosch, Committee Member

### 1. Approval of agenda

**Motion:** To approve the agenda.

**Moved by:** Mr. Hess **Seconded by:** Mr. Caskey  
**Approved Unanimously**

### 2. Approval of Meeting Notes

**Motion:** To approve Meeting Notes for April 18, 2018.

**Moved by:** Mr. Caskey **Seconded by:** Mr. Hess  
**Approved Unanimously**

### 3. Old Business

a. Amendment to approved DSP for Riverdale Park Station: Modifications to Building 4.

1. Presentation by Riverdale Park Station team

Mr. Taub and Ms. El Amin presented the changes. These included switching a normal service door for a roll up door to accommodate the removal of spent grain material in containers to a recycling service for use on local farms as fertilizer/soil amendment. Signage for the front of Building 4 was also revised on the potential that individual bays could be used by individual tenants. If the space is only rented to a few, then some of the proposed sign locations would not be needed, but this made it possible not to have to return to both MUTC and the Town of University Park to rework the sign areas with each new tenant.

2. Comments on amendment from Town of Riverdale Park MUTC Committee

Ms. Wells had attended the MUTC Committee Meeting. There were no significant issues raised by the Committee.

3. Discuss recommendation to Town Council on our comments.

The Committee recommends that the Council authorize the Mayor to send an email or letter indicating that we are in support of the changes.

b. Notices Received

1. Preliminary Plan of Subdivision for Hillel Building, 7505 Yale Ave, College Park

Letter is on Dropbox site.

Discussion of whether or not to comment

This matter was discussed with Mr. Taub. The site is in downtown College Park, and we did not feel that this was something we needed to comment on at this point. We can review the DSP when it is submitted to the County. No action required at this time.

5. New Business

a. Report from John Tabori on the Vision 2045 meeting to discuss regional transportation planning issues.

Mr. Tabori reported that this meeting was not productive. The Regional Transportation staff presented their views, and provided some time for discussion, but Mr. Tabori indicated that the time was too short and the issues were not well defined, so productive comments were not possible. It is hoped that there might be future opportunities for additional discussion on these issues, which are of major significance to our area.

b. Report from Martha Wells on the County Commission's hearing on the Zoning Ordinance Rewrite

1. See attached information on upcoming meetings, and also document on changes from the draft reviewed in the fall of 2017 to the current hearing draft.

2. Ms. Wells indicated that she had attended the public comment session at the County Council. Several comments were made on composting, and on specific projects. Several members of the public urged passage of the new ordinance. Ms. Wells had reiterated our issues that were detailed in our letter from last December. She also pointed out that the County had not issued a document that provides a detailed listing of the changes made in the documents (Subdivision and Zoning Codes) which makes it very difficult to determine what changes have been made (the documents totaling over 800 pages.) She also noted that the administrative procedures that were going to be developed into a Procedures Manual have now been incorporated into the Zoning Ordinance. These have not been subject to any public review to date.

6. Next meeting date and time is June 20, 2018 at 7:30 p.m. at Town Hall.

7. Adjourn by consent at 9:15 p.m.

**Other**