



ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Meeting Held Over Zoom
September 16, 2020
Minutes Prepared by Molly Porter

I. The meeting was called to order at 7:30 pm

BOARD MEMBERS PRESENT: Syed Shamim, Ben Friedman, Keith Chernikoff, Maria Silvia Miller, and James Drake

ABSENT WAS: Isabelle Gournay and Matthew Inzeo

STAFF PRESENT: Molly Porter

ALSO PRESENT: Tom Haller (Haller and Gibbs), Richard Alter (Manekin), and Wes Guckert (Traffic Group)

II. Agenda approved as presented

III. Minutes of September 2, 2020 were approved as presented

IV. Discussion of the Proposed Royal Farms- Detailed Site Plan

The Board started the discussion about the proposed Royal Farms development with a question about the City's actions regarding State Highway Administration's maintenance of their right-of-way. Staff responded that the City does not have control over the maintenance of this area. Staff then presented a document of the Applicant's responses to the proposed City conditions. The first condition was with respect to proposed EV charging stations on the property. The Applicant noted that EV charging stations would not be installed on the property initially, but would install infrastructure for two (2) charging stations and would install in the future in response the customer demand.

Mr. Drake asked how customer demand would be measured. Mr. Haller responded that Royal Farms uses customer inquiries as a measure of customer demand. They also work with Tesla and Chargepoint to keep track of the number of cars in the area. Mr. Drake noted that he would not stop at a Royal Farms that did not have electric vehicle charging stations and further thought that this location would be perfect for electric vehicle charging stations.

The Board then discussed the Applicant's response to propose a Maryland "T" intersection to State Highway Administration. The Applicant explained that this would allow for two distinct movements for cars turning left off of Capitol Drive. Mr. Friedman asked how to prevent motorists from crossing several lanes of traffic to enter I-295 South. Mr. Drake stated that this will remain a hazard and that people should utilize Walker Drive to safely access MD-193.

The Applicant responded that they are willing to put up a sign at the access to the site directing vehicles to utilize the intersection of Walker Drive and MD-193 to travel east on MD-193. The Applicant also noted that the Maryland "T" intersection can be extended so that vehicles would not be able to cross lanes of traffic to enter I-295 South. Mr. Friedman suggested that turning left off of Capitol Drive could still be challenging and suggested the installation of a sign alerting cars traveling on Greenbelt Road that cars may be turning left. Other members of the Board expressed concern about the safety of this intersection.

The Board then discussed the proposed clearing in the State Highway Administration right-of-way. Mr. Friedman raised that the trees in that area are not old growth and his preference would be for native trees and shrubs added after any work was done. Mr. Haller stated that he did not want to promise what they are unable to deliver because it is the purview of SHA. He further stated that they are required to deposit a lot of stormwater into that area, because if it doesn't flow into the pipe it will flow into the road and that the Applicant can't commit to plant in land that they don't own. He also stated that they would share the plans with staff for any replanting and will take suggestions. Mr. Haller also said that the clearing permit has not been submitted and that they will share that application with staff.

Mr. Drake stated his strong preference for retaining trees and to look at the trees there now and identify the trees that are there that can be saved and try to save them. Mr. Drake asked the Applicant if they could get an arborist to determine if there are good trees to save and then propose to save them. The Board discussed and expressed support for recommending to Council that they appeal to the SHA for the retention of the maximum number of trees possible. Mr. Chernikoff stated that this recommendation will be included in the report.

Staff shared an email that was sent regarding the Royal Farms development and a concern about pedestrians crossing Capitol Drive. The Board discussed options, including having a warning sign that there is a pedestrian crossing. Mr. Chernikoff asked the Board if there were additional comments to be included in the report to Council. The Board voted (5-0) to state a strong preference for no left turns at the Capitol Drive and Greenbelt Road intersection. The Board's preference is that traffic be sent to the light at Walker Drive and Greenbelt Road. If this was not feasible the Board voted to support the Maryland "T" intersection and to push for the nose to extend as long as possible to prevent vehicles from quickly crossing lanes of traffic to enter I-95 South.

The Board discussed their next meeting and then voted (5-0) to recommend that Council support this Detailed Site Plan with conditions as to be detailed in their report.

V. The meeting was adjourned at 9:17 pm.