



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
August 19, 2009
Minutes Prepared by Amy Hofstra**

Meeting was called to order at 7:30pm

BOARD MEMBERS PRESENT WERE Brian Gibbons, Jim Cohen, George Branyan, Keith Chernikoff, Emmett Jordan, and Sandy Lange.

CITY STAFF PRESENT WAS Amy Hofstra.

OTHER ATTENDEES present included Ken Merganer, Court Truth, Bill Orleans, Daryl Hutchinson, Claudia Shehata, Thomas White, and Garth Beall.

The agenda and the minutes of August 5th were approved with no corrections. Mr. Branyan began the meeting by setting the agenda and reminding the Board and guests how meetings are managed. Ms. Hofstra then reviewed the project history and staff's recommendation.

The Board discussed the quality of the townhomes being proposed. Mr. Chernikoff felt that the townhomes would hold their value well. Mr. Branyan was conflicted over the decision to include moderate or high-end housing, however, he felt sure that the 24 foot wide townhouses would be more expensive. Ms. Lange worried that the price and the appearance of the townhouses would negatively affect future development at Greenbelt Station. Mr Merganer assured her that the overall strength of the economy and the price of the land have the greatest effect on home prices.

Mr. Beall informed the Board that the County was going to establish new stormwater management regulations in the near future. Mr. Beall indicated that the development at the South Core needed to have a fine grading plan and a sediment plan approved with the County in order to grandfather the project with the old regulations. Mr. Orleans wondered why the Board would support grandfathering the development since the new stormwater regulations were likely better for the environment.

The Board then discussed the future of the entire development, north and south cores. Mr. Chernikoff was concerned that unwillingness to compromise on the Craftstar townhouses might jeopardize the entire development. Mr. Cohen was concerned that Greenbelt Station would not be marketable if the County wasn't able to provide the money it had

promised. Mr. Branyan was concerned that without the north core and the north/south connector road, the south cannot operate as a transit oriented development.

The Board then turned to a discussion of a report to Council. Mr. Chernikoff suggested the Board recommend supporting the development with modifications to the covenants. Several Board members felt conflicted about the plan, but decided it was best to support the plan with modifications. Ms. Lange disagreed. She felt that the land was very valuable and it was acceptable to wait for a high quality, comprehensive development plan. Mr. Gibbons also voted not to approve the plan. He was concerned that the current economic climate made the development project a risky venture.

Mr. Branyan volunteered to prepare a report with the Board's recommendations and provisions of approval. The Board agreed to vote on the report at their next meeting on September 2nd. The meeting was adjourned at 9:30 pm.