



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
September 2, 2009
Minutes Prepared by Amy Hofstra**

Meeting was called to order at 7:40pm

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 David Kaufman, Court Treuth, and Thomas White.

At the suggestion of Mr. Branyan, item five was removed from the agenda which was approved by the Board. No minutes were approved. The Board took a few minutes to review a report by those members who voted against the revision at the previous meeting. Copies of the report to City Council prepared by Mr. Branyan were distributed to the Board and other individuals in attendance.

Mr. Branyan began the meeting by reviewing some of the numbered items in the analysis section of the report. Item number one was rewritten to prohibit vinyl siding on the sides of townhouses at prominent locations. Item number four required that the townhouses be built to a consistent build-to line in the rear in order to maintain an eight foot driveway apron. However, Mr. Treuth indicated that a four foot variation at the front of the buildings would be too big. The Board agreed to compromise and allow for one to two foot variations in front, creating 10 to 11 foot driveway aprons in the rear. Mr. Branyan made the appropriate changes to the report and it was approved by a vote of 4-2.

The Board then discussed the minority report. Mr. Gibbons began by discussing the covenants. It was his opinion that the City did not stand to gain by relaxing the covenants. He was concerned that this might "bring the camel's nose under the tent" and compromise other covenant agreements between the City and the developer. Mr. Gibbons was also concerned about the success of the entire project. He worried that relaxing the covenants might help only this component of the project to succeed, though the remainder of the project might fail. In his opinion, this was a troubling prospect because other important pieces of the development such as the north-south connector and the roundabout were not in place. Mr. Gibbons was concerned that the south core would

become an isolated community. Mr. Cohen also expressed some frustration that the development might be grandfathered under weaker stormwater management regulations.

Mr. Gibbons and Ms. Lange agreed that there might now be an opportunity to consider other plans for development at Greenbelt Station. In response to a comment from Mr. Chernikoff, Ms. Lange shared her opinion that the risk that development would never take place at Greenbelt Metro was very low. Mr. Treuth speculated that the site could sit vacant for five or ten years if the property owners declared bankruptcy. Mr. Chernikoff worried that a proposal for a stadium at the north core might reappear if the project were delayed. The Board voted unanimously to transmit the minority report to Council as an addendum to the report approved earlier.

Ms. Hofstra agreed to send an electronic copy of the report and the addendum to all Board members. The meeting was adjourned at 9:30 pm.