



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, APRIL 21, 2014

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, April 21, 2014 in the Council Chambers at City Hall. Mayor Robinson called the meeting to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Robinson led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Robinson, Mayor Pro Tem Truth, Councilmembers Brady, Gardner, Marcos, Polangin, and Turner; City Manager Deutsch, Assistant City Manager Fitzwater, City Attorney Levan, City Clerk Hernandez, Staff, the Press, and the Public.

CITIZEN PARTICIPATION:

1. Marian Ratcliffe and Tiffany King spoke in support of a two sheet ice arena in the City.
2. Joshua Zive spoke in support of a new ice arena rink.
3. Gregory Smith supports a new ice arena.
4. Carlos Del Castillo also supports a new ice arena.
5. Jane Zabel supports a new ice arena.
6. Joann Prosser supports the two sheet ice arena.
7. Carmen Mulve spoke in support of the ice arena.
8. Edward Denny spoke in regards to the status of the widening of Rt 197.

PRESENTATIONS:

A. Teacher of the Month Awards (March/April) - Ms. Nikita Thelwell of the Bowie Education Committee presented the "Teacher of the Month Award" to Christine Sweet from Chapel Forge Early Childhood Center for the month of March and Laura Downey from Chapel Forge Early Childhood Center for the month of April. All teachers will receive a dinner for two certificate from Texas Roadhouse in Bowie and a Certificate of Recognition from the City of Bowie.

B. Mayor Pro Tem Truth presented Proclamation P-5-14 - Declaring May 2014 as Business Appreciation Month in Bowie to Mr. Craig Muckle, President of the Greater Bowie Chamber of Commerce and Mr. Michael Ahern, Chairman of the Bowie Economic Development Committee. Mayor Pro Tem Truth made a motion to approve Proclamation P-5-14. Councilmember Brady seconded the motion and it carried unanimously.

CITY BOARDS AND COMMITTEES:

A. Councilmember Polangin moved to appoint Ms. Jasmin Holmes to the Bowie Education Committee for a two-year term. Councilmember Marcos seconded the motion and it carried unanimously.

Mayor Robinson swore in Ms. Holmes and welcomed her to the committee.

COUNCIL ANNOUNCEMENTS:

Mayor Robinson announced that Council will be conducting the Budget Worksessions in the next few weeks.

CITY MANAGER'S REPORT:

City Manager Deutsch reported that the Police Department is sponsoring along with the Federal Drug Enforcement Agency, a prescription drug take back program on April 26 from 10:00 a.m. to 2:00 p.m. at the Police Department.

CONSENT AGENDA:

Councilmember Brady moved the approval of Consent Agenda Items: A) Approval of Proclamation P-4-14 – Recognizing April 26, 2014 as Arbor Day in the City of Bowie; C) Approval of Proclamation P-6-14 – Proclaiming April 2014 as Earth Month in Bowie; D) Approval of Letter to BGE re: Tree Debris on Properties; E) Approval of Letter to CSX re: Grade Crossings; F) Approval of Resolution R-18-14 – Accepting a Proposal for Consulting Services Related to the 10th Street Park and Playground in Old Town Bowie; G) Approval of Letter to Prince George's County Council re: M-NCPPC Budget. Councilmember Marcos seconded the motion and it carried unanimously.

NEW BUSINESS:

A. Melford Village Conceptual Site Plan (CSP-06002/01) – Mr. Joe Meinert, City of Bowie Planning Director summarized the staff report which is a request from the developer for approval of a Conceptual Site Plan and Design Guidelines for up to 100,000 square feet of retail, up to 260,000 square feet of employment, 126,520 square feet of research space and up to 2,500 dwelling units (including up to 500 senior adult multi-family units, 1,500 non-senior multi-family units and 500 townhome units). Staff recommends approval of the CSP with conditions stated in staff report. (Copy can be found on file in the City Clerk's office).

Ms. Deidre Trass, Immediate Past Chair of the Bowie Advisory Planning Board briefed Council on the public hearing that was held on March 11, 2014 for review of CSP-06002/01. Board members had concerns with the density, single egress, pedestrian access and issues with senior and workforce housing. The motion to recommend approval with conditions for this application failed on a 3-5 vote.

Mr. Robert Antonetti with Shipley and Horne, P.A. representing the developer addressed the conditions stated by staff, which are acceptable by the developer.

Public Hearing:

1. Craig Muckle, President of Greater Bowie Chamber of Commerce – spoke in support of the proposed development and presented for the record a letter from GBCC in support. (A copy is on file in the Planning Department)

2. John Allender, 14206 Pleasant View Drive – is in great support of the development and thanks the developer for incorporating LEED standards in this project.
3. Ed Denny, 12117 Faith Lane – is concerned with the pricing of the homes that will be on the property.
4. Stan Rodenhouser, Bowie resident – spoke in favor of the design plan.
5. Boyd Campbell, 16211 Cambridge Court – supports the new development.
6. Richard Dodson, 2817 Bosworth Lane – has concerns with the traffic studies.
7. Genevieve Liang, 16420 Cambridge Court – spoke against the design plan.
8. Martha Ainsworth, 16500 Abby Drive – spoke on behalf of the Sierra Club and it is opposed to the design plan.
9. Fred Tutman, representing Patuxent Riverkeeper – opposes the development.
10. Norman Rivera, corporate resident of Melford - spoke in support of the design plan.
11. Jennifer King, corporate tenant of Melford – supports the proposed design plan.
12. Anne Walsh, 2822 Folsom Lane – strongly supports the design plan.
13. Eddie Pounds, Bowie Resident – spoke in support of the design plan.
14. Alan Coppola, Columbia Resident – supports the proposed design plan.

Since there were no more speakers signed up to speak, Mayor Robinson declared the public hearing to have been held.

Councilmember Polangin suggests that the word “Village” be dropped from the name.

Councilmember Gardner asked Mr. Basu why the vacancy ratio is so high in Melford. Mr. Basu responded that he believes it's because of the amenities surrounding other locations.

Mayor Pro Tem Truth posed the following questions to the applicant: 1) consider looking into providing bus transportation or hub in Melford; 2) if they are willing to increase the percentage of senior housing.

Councilmember Turner asked staff what are the next steps of the development review process will be. Mr. Meinert responded that if the Conceptual Site Plan gets approved by the County, then the developer will come with Preliminary Plan of Subdivision, then Detailed Site Plan and it is stated in the covenants that the developer cannot apply for approval of the Detailed Site Plan by the County until the City has reviewed and approved it first.

Councilmember Marcos thanked residents that came out and shared their thoughts on this project and he believes that this property will be very successful.

Councilmember Brady asked staff if the streets in the development will be private or public. Mr. Meinert stated that the only public streets in the proposed development will be the East-West Boulevard and the North-South Boulevard with the modification that they will be public only from curb to curb, all other streets will be private. Councilmember Brady also wanted to get clarification on condition #7 is that all public utilities would be underground? Mr. Meinert said that the condition is more for the utility access structures along the East-West Boulevard, all lines will be underground.

Councilmember Polangin made a motion to approve Conceptual Site Plan (CSP-06002/01) to include staff's eight conditions, amendments, rewording of condition #1 and #7, and strike condition #6. Councilmember Marcos seconded the motion.

Councilmember Turner asked for an amendment to the motion made by Councilmember Polangin to request the applicant to increase the number of senior housing to 1,000 units and lowering non-senior multi-family units to 1,000 from 1,500.

Mr. Andrew Roud agreed with the amendment proposed on the senior housing.

Mr. Meinert asked for clarification on the motion; does the increased number of senior units include the assisted living units. Councilmember Polangin replied yes.

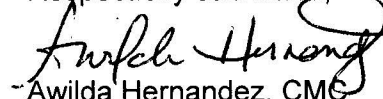
Councilmember Polangin and Councilmember Marcos agree with the amendment. Motion carried 6-1 (Brady).

B. Legislative Update – This item was moved to the May 5th Council Meeting.

ADJOURNMENT:

Mayor Pro Tem Truth moved to adjourn the City Council meeting. Councilmember Brady seconded the motion and it carried unanimously. The meeting was adjourned at 11:58 p.m.

Respectfully submitted,


Awilda Hernandez, CMC
City Clerk