City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JUNE 3, 2013

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, June 3, 2013 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 Polangin, Councilmembers Brady, Gardner, Marcos, Trouth and Turner; City Manager Deutsch, Assistant City Manager Fitzwater, City Attorney Levan, City Clerk Hernandez, Members of the Staff, Press and the Public.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Robinson asked to add item B under presentations for a proclamation that will be presented to the Marine Corps League.

CITIZEN PARTICIPATION:

1. Ms. Gail Bagaria, on behalf of the Bowie playhouse invited Council to their upcoming performance of Camelot.

PRESENTATIONS:

A. Malcolm "Skip" Popp Award Presentation – Councilmember Trouth presented a proclamation to Ms. Diane Traweek for obtaining the 2012 Malcolm "Skip" Popp Award.

B. Mayor Pro Tem Polangin presented a proclamation to the Marine Corps League for their 90th year celebration and all the countless hours volunteered at Walter Reed Medical Center.

COUNCIL ANNOUNCEMENTS:

Mayor Robinson on behalf of Council thanked City Manager and staff for the outstanding Memorial Day parade, festivities and Bowiefest held over the past two weekends.

CITY MANAGER'S REPORT:

City Manager Deutsch thanked Council for their comments and will pass on to staff.

CONSENT AGENDA:

Mayor Pro Tem Polangin moved the approval of Consent Agenda Items: A) Approval of Resolution R-33-13 – By Two-Thirds Vote Authorizing the Waiving of Bidding Requirements to Allow for the Purchase of Twenty Police Vehicles by Piggybacking the State of Maryland Vehicle Bid; B) Approval of Resolution R-34-13 – Accepting Bid Proposal for Hot Mix Resurfacing and Coldmilling; C) Approval of Resolution R-35-13 – Awarding a Contract for the Installation of a 16kW Grid-Tied Photovoltaic System at the Bowie Park Maintenance Facility; D) Approval of Resolution R-36-13 – Accepting Bid for the Valve Replacement at Three (3) Well Sites Located at 2803 Spangler Lane, 2915 Brierdale Lane and 2912 Bradford Lane; E) Approval of Resolution R-37-13 – Accepting Bid Proposal for Street Repair and Kenhill Drive Widening; F) Approval of Resolution R-38-13 – Accepting Bid Proposal for Contractor Services for a Stormwater Retrofit Feasibility Assessment; G) Introduction of Ordinance O-3-13 – Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2012 and Ending June 30, 2013, Embodied in Ordinance O-3-12, As Amended by Ordinance O-1-13, to Authorize the Transfer of Certain Amounts in the 2012-2013 Budget to Pay for Anticipated Expenses; H) Introduction of Ordinance O-4-13 – Amending Bowie City Code, Chapter 6, "Elections", Article I "In General", Section 6-7 "Board of Supervisors – Compensation" and Section 6-11 "Chief Judges and Judges of Elections" to Remove the Amount of Compensation Paid the Board of Supervisors, the Chief Judges and Judges of Election from the City Code and to Provide that the Compensation Shall be Established by the City Council in the City Budget, and Amending Section 6-30 "Absentee Voting Generally" of the City Code to Provide that Any Registered Voter in the City May Vote by Absentee Ballot. Councilmember Gardner seconded the motion and it carried unanimously.

NEW BUSINESS:

A. Bowie Business Innovation Center (Bowie BIC) Briefing – Mr. James Harris, Chairman of the Board and Ms. Lisa Smith, Executive Director for Bowie BIC gave a briefing to Council on how the Business Innovation Center is progressing. A copy of the presentation slides is on file at City Hall. The Business Innovation Center just celebrated its first year and has had a great impact in the City. It is one of the newest, fastest growing business incubation program in the county with 15 client companies in total; 5 of them resident companies and 43 associated jobs.

Council thanked Mr. Harris and Ms. Smith for their presentation and the excellent work being done at the center.

B. Preliminary Subdivision Plan #4-11021-Buckingham at Belair – Mr. Frank Stevens, Senior Planner with the City, briefed Council on the proposed preliminary subdivision plan. The plan is a proposal to subdivide one existing lot which is approximately 32,494 sq. ft. into 3 residential lots. The property has frontage on three streets, Belair Drive, Beaverdale Lane and Bartlett Lane; it is a corner property located on 2701 Bartlett Lane. The existing zone is R-55, One-Family Detached Residential. The staff recommends disapproval of the three lot subdivision. However, the creation of two lots, one containing the existing dwelling and one new building lot is possible with conditions.

Ms. Deidre Trass, Chair for the Bowie Advisory Planning Board, presented their report to Council. It recommends disapproval of the application since the areas of the three lots proposed are not compatible with those in the immediate neighborhood and the development is not in conformance with the Bowie and Vicinity Master Plan.

Mr. Greg Benefiel, with Surveys, Inc. representing the applicant Mr. Sean Yerby, provided a history of the project, and stated that he disagrees with the staff report with respect to the conformance with the Bowie Master Plan.

Public Hearing:

1. Charles Rogers, 12821 Belhurst Lane; spoke in opposition of the subdivision.

2. Cherlyn Hester, 12503 Saber Lane; has concerns with impact on traffic and housing density and is against the subdivision.

3. Ralph Staub, 12617 Kavanaugh Lane; is against the subdivision. There is already a serious issue with traffic on Belair Drive and this subdivision will increase it.

4. Sherilynne Hoffman, 12618 Chanler Lane; addressed her concerns with the subdivision and opposes the subdivision.

5. Linda Followell, 12820 Belhurst Lane; spoke in opposition of the subdivision.

6. Julie Misal, 2507 Kevin Lane; does not approve of the subdivision and construction of more homes.

7. Frank Clese, 2709 Bartlett Lane, also spoke in opposition to the subdivision.

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

Mayor pro Tem Polangin read the following comment for the record: As you know, Levitt was very concerned about maintaining open space – examples are plentiful around the city. The plan we have looked at is very uncharacteristic of the Levitt subdivision character. You have noted the steep slopes behind the existing homes on Bartlett Lane are unusable and difficult to maintain, Levitt specifically left open space at the corner lots to diminish the look of the typical housing subdivision, providing extra land area for corner lots and additional open space view to the passerby on the adjoining streets. Before making a motion, Mayor Pro Tem Polangin would like to hear comments from her colleagues.

Councilmember Turner expressed that he is not in support of the plan and encourages citizens to attend the hearing being held by M-NCPPC on July 25th in reference to this case. The City does not have the final say on this matter.

Councilmember Brady stated that the preliminary subdivision is detrimental to the integrity of the community and shared Councilmember Turner's advice for citizens to become a party of record at the county level.

After Council discussion Mayor Pro Tem Polangin read the following comment for the record: I would like to thank the applicant and the staff for all their work in making this presentation to the Council. I would also like to thank those who came out to speak and those who emailed me. The emails have been given to City Clerk Hernandez for the record. After a review of the documents, this evenings comments, and the Bowie Planning Board's citizen review of the proposal I would agree with staff's position that while the development proposal to create three new residential lots meets the Adequate Public Facilities test, it does not meet the

recommendations of the 2006 Bowie and Vicinity Master Plan and the County Subdivision Regulations in terms of protecting the existing neighborhood character, by proposing to create lots that will not conform with the area Master Plan test and by not preserving environmentally sensitive areas, such as the steep slopes found on the site. While I appreciate staff's position regarding alternative dispositions of this case – I believe we have to act on what is in front of us – which is a proposal to divide the plot into 3 lots.

Mayor Pro Tem Polangin made a motion to disapprove Preliminary Subdivision Plan #4-11021. Councilmember Brady seconded the motion and it carried unanimously.

C. Indoor Sports Facility Study Final Report – City Manager Deutsch summarized the memorandum for Council and introduced Mr. Dev Pathik, CEO of The Sports Facilities Advisory and Mr. Evan Eleff, Management Advisor and Account Executive on this project. They presented to Council its Feasibility Study report on a new Indoor Facility for the City. The report consists of several components which are on file in the City Clerk office at City Hall. The goals for tonight's presentation is to introduce the project, review the project milestones and information collected as well as the next steps for SFA. The market tour, stakeholder interviews and surveys support the analysis of four sports surfaces: turf, court, ice and aquatics. If all four surfaces were to be constructed in 2013, the total cost would be between $32.4-36.1 Million and would require a minimum of 14.3 acres. SFA's next steps will be to synthesize the data to determine financial forecast and weigh with existing inventory and reported needs to create recommendations for the city.

Councilmember Trouth thanked SFA for their report and commented on how current pools in the community are doing poorly in membership numbers so it is surprising that aquatics is one of the main requirements. Mr. Eleff stated that it is mostly from the swimming organizations.

Councilmember Brady asked what the shelf life of this report is. Mr. Pathik responded it is two to three years. Councilmember Brady also asked if the projects can be done by phases. Ideally to move forward with all four at one time will save the city the most money, stated Mr. Pathik.

Councilmember Marcos asked if the city did a public/private joint venture, what would happen with current city staff that runs those facilities. Mr. Pathik responded that could be addressed with a long term lease agreement.

Mr. Jeff Schumacher, President of Whitehall Pool and Tennis Club, spoke in response to Councilmember Trouth's comment about local pools. Aquatic stakeholder group was the only group not represented by big swim organizations and he supports a new aquatic center in the city.

Mayor Robinson thanked Mr. Pathik and Mr. Eleff for their presentation and report. Staff will work with Council to decipher the report and discuss if it should be implemented and the next steps that need to be taken.

ADJOURNMENT:

Mayor Pro Tem Polangin moved to adjourn the City Council meeting. Councilmember Brady seconded the motion and it carried unanimously 7-0. The meeting was adjourned at 11:14 p.m.

Respectfully submitted,

Awilda Hernandez, CMC
City Clerk

verizon YAHOO! MAIL

RE: Bowie B section resident wanting to subdivide his property Thursday, April 25, 2013 1:32 PM

"Rob Gutro" <rgutro@hotmail.com>
'IMTurner@co.pg.md.us" <imturner@co.pg.md.us>

Thu, 25 Apr 2013 1

April 25, 2013
Dear Councilwoman Turner:

I recently learned of a Bowie resident who lives in the B section of the city and whom wants to divide his home lot into 3 parts to enable building. I'm against giving residents the ability to subdivide their lots for a number reasons, including adversely affecting the character of the neighborhoods, parking, and crowding residential areas.

As it stands now, we have a medical facility at the end of our street of which employees and visitors to that facility (that was formerly a residence) park all over the street - sometimes on the grass, and create a hazard to neighbors who live on either street (who either drive or walk down the street- especially with dogs).

These neighborhoods were not designed for that kind of traffic or density.

In addition to coming to the Bowie City Council meeting on May 7th, is there anything else we can do?
Sincerely,
Rob Gutro
Bowie, Maryland

--- On **Thu, 4/25/13, DIANE POLANGIN <*dpolangin@verizon.net*>** wrote:

> From: DIANE POLANGIN <dpolangin@verizon.net>
> Subject: Keeping in Touch - Attachment, Stakeholders Meeting
> To: "Diane Polangin" <dpolangin@cityofbowie.org>
> Date: Thursday, April 25, 2013, 12:48 PM
>
> Hi Everyone:
>
> For those who do not open attachments - there will be a Stakeholders Meeting on May 7, 2013, 7:00 p.m., at City Hall in the Council Chambers regarding the homeowner on Bartlett Lane who wants to sub-divide his lot into three building lots.
>
> Please be there to express your desire to keep this from happening. Please keep in mind that the city does not have its own zoning authority, therefore they have no control over the zoning on this property. It would be most beneficial for you to contact your County Councilmember, Ingrid Turner, <IMTurner@co.pg.md.us> to voice your objections.
>
> Diane
>
> Diane Polangin
> Mayor Pro Tem
> Councilmember, District 2
> 240/461-3406

verizon YAHOO! MAIL

Bartlett Lane Subdivision in Bowie

Thursday, April 25, 2013 1:25 PM

From: "ljt" <lauriejo@verizon.net>
To: IMTurner@co.pg.md.us
Cc: lauriejo@verizon.net

Dear Ms. Turner,

I would like to register my strong opposition to the Bartlett Lane subdivision request in the Levitt section Bowie. Such a zoning change is completely incompatible with the character of the existing residential plots and would be highly visible on one of the main thoroughfares of the city (Belair Drive). Close to 100% of the housing stock in the Levitt section is similar in design and structure on similarly sized plots - such a change would seriously deviate from the original city layout and implied master plan. It would be like planting a yuma cactus in an azaela garden.

Thank you for your support in this matter.

Sincerely,

Laurie Thompson
3006 Twisting Lane
Bowie, MD 20715

verizon YAHOO! MAIL

Re: Stakeholders Meeting on Tuesday, May 7th

Sunday, May 5, 2013 4:30 PM

"Rich & Betty DODSON" <richandbetty92@verizon.net>
"Ingrid M. TURNER" <IMTurner@co.pg.md.us>
"Diane M. POLANGIN" <DPolangin@CityofBowie.org>
1 File (1065KB)

Notice of ...

Councilperson Turner . . .

We received the ATTACHED Invitation to the March 7th Stakeholders Meeting concerning the following Property:

Buckingham @ Belair Preliminary Subdivision Plan #4-11021
Proposal: Subdivision to Create Three (3) Residential Lots
Site Area: 0.746 Acres (32,424 Sq. Ft.)
Current Zoning: R-55 (One-Family, Detached Residential)
Location: Bartlett Lane/Beaverdale Lane/Belair Drive
Street Address: 2701 Bartlett Lane, Bowie, MD 20715
Applicant: Sean Yerby

We are concerned and, quite frankly, EXTREMELY ANGRY! We are aware that this matter had previously come before the County Council acting on Zoning Matters and we understood that it had been DISMISSED! What happened?

It is almost as though the Owners of this Property have been allowed, or perhaps encouraged in some way, to keep bringing this matter to the County Zoning Authority over and over until they get a favorable ruling. How is that possible?

As residents in the Neighborhood where this Property is located, we feel as though we've slipped down the Alice in Wonderland "Rabbit Hole" or that everyday is like Groundhog's Day and we keep experiencing the same "Nightmare" over and over and over! We thought that we had gone through exactly this same issue once before and that it had been denied and "Put to Bed!"

What is the probability that this Petition to change the Zoning in order to "Cram" Three Houses onto a Single Lot is going to be

successful? As nearby Residents, we ADAMANTLY OPPOSE THIS ZONING ACTION, as we can't see how this can do anything other than DESTROY PROPERTY VALUES IN OUR NEIGHBORHOOD!

We assume that the Bowie City Council is essentially "Powerless" in this matter, since the City doesn't have Zoning Authority, although we are led to believe that the City Council collectively opposes the approval of this Request for a Change of Zoning on this Property.

PLEASE TELL US WHERE YOU STAND ON THIS MATTER. As our Elected Representative at the County Level, you can't possibly want this kind of "Disastrous Change to the Zoning," to serve as your Legacy for your time in Office.

Regards,

Richard & Betty Dodson
2817 Bosworth Lane
Bowie, Maryland 20715-2402
Tel: (301) 262-6984/(301) 262-6994
Email: RichandBetty92@Verizon.net
OR RichandBetty@Earthlink.net

------ Forwarded Message
From: DIANE POLANGIN <dpolangin@verizon.net>
Reply-To: DIANE POLANGIN <dpolangin@verizon.net>
Date: Thu, 25 Apr 2013 09:46:25 -0700 (PDT)
To: "<undisclosed recipients: ;>"
Subject: Keeping in Touch - Attachment Re: Stakeholders Meeting

Hi Everyone:

For those who do not open attachments - there will be a Stakeholders Meeting on May 7, 2013, 7:00 p.m., at City Hall in the Council Chambers regarding the homeowner on Bartlett Lane who wants to sub-divide his lot into three building lots.

Please be there to express your desire to keep this from happening. Pleasde keep in mind that the city does not have its own zoning authority, therefore they have no control over the zoning on this property. It would be most beneficial for you to contact your County Councilmember, Ingrid Turner, <IMTurner@co.pg.md.us <mailto:IMTurner@co.pg.md.us> >; to voice your objections.

verizon YAHOO! MAIL

Fwd: Buckingham at Belair Preliminary # 4-11021

Monday, April 29, 2013 1 44 PM

"Charles Rogers" <charleyrogers1@verizon.net>
'DIANE POLANGIN" <dpolangin@verizon net>

FYI

Sent from my iPhone

Begin forwarded message:

From: CHARLES ROGERS <charleybutch@me.com>
Date: April 28, 2013, 2:32:02 PM EDT
To: IMTurner@co.pg.md.us <imturner@co.pg.md.us>
Subject: Buckingham at Belair Preliminary # 4-11021

Ms Turner

I have written to you previously and continue to oppose this plan. Please see my letter below.

Chales J Rogers
12821 Belhurst Lane
Bowie, MD 20715
3018070304

Begin forwarded message:

--- On **Wed, 8/24/11, Charley Rogers <charleyrogers1@verizon.net>** wrote:

From: Charley Rogers <charleyrogers1@verizon.net>
Subject: Buckingham at Belair Preliminary # 4-11021
To: "Ingrid Turner" <IMTurner@co.pg.md.us>, "Dianne M Polangin" <dpolangin@cityofbowie.org>, "G. Frederick Robinson" <mayor@cityofbowie.org>
Cc: "Mary Rogers" <marykellyrogers1@verizon.net>, "Rogers Charley" <CJR@georgetown.edu>
Date: Wednesday, August 24, 2011, 10:46 AM

Dear Mayor Robinson, City Council Member Polangin and County Council Chair Turner,

Earlier this year on April 20, 2011 a local stakeholder's meeting was held on the proposed subdivision of an existing lot in the Belair section of Bowie. Recently we received a letter via certified mail dated August 1, 2011 about the Preliminary plan # 4-11021 which will be submitted to the Development Review Division of the Maryland National Capitol Park and Planning

Commission (M-NCPPC) Clearly plans for this subdivision are moving forward. My wife and I have asked to become persons of record to receive information about this request.

We are very concerned about the precedent being set to subdivide a current residential property in Belair. Belair at Bowie including the Buckingham section was conceived as a planned community. The prospect of subdividing the original properties is a decision not to be taken without full exploration of its consequences for the entire Community. Such actions will affect the quality of life in Bowie and in this case our neighborhood. This is a concern to us. We strongly feel this issue is a municipal redevelopment issue for the City of Bowie. It is important. we believe that future control of redevelopment within the City NOT be surrendered to Maryland National Capital Park and Planning but rather be decided by our local government and our Mayor and Council. Even if we were to overlook the issue of the architecture of the additional residences which may result. there are significant traffic , lot coverage and storm water and other issues to be considered.

We would appreciate any information you can provide about City and County Council plans to review these actions, such as a public hearing before the City Council.

We strongly encourage the City to ask for and secure authority over this and similar redevelopment issues within city limits This specific Preliminary Plan to subdivide the property at 2701 Bartlet Lane ought to be an opportunity to set such a precedent. This is a City of Bowie issue. As a resident ,as a neighbor to the property and as a citizen of Bowie we cannot support the proposed plan for subdivision.

Sincerely.

Charles and Mary Rogers

12821 Belhurst Lane

Bowie, MD 20715

301 262 1752

301 807 0304 Mobile (preferred)---------- This e-mail and any of its attachments may contain information that is privileged

and confidential This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution, copying or action taken in relation to the contents of and attachments to this e-mail is strictly prohibited and may be subject to penalties under the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521 and other applicable laws. If you have received this e-mail in error, please notify the sender immediately and permanently delete the original and any copy of this e-mail and destroy any printed version thereof.

verizon YAHOO! MAIL

Dismemberment of a Buckingham Residential Property Thursday, May 23, 2013 12:33 PM

"Richard Padgett" <Padgett2910@verizon.net>

geefred1@aol.com, "Todd Turner" <turner4240@yahoo.com>, "'Diane Polang <dpolangin@verizon.net>, "'James Marcos'" <jimarcos@yahoo.com>, "'Dennis Brady'" <councilman.brady@verizon.net>, "'Henri Gardner'" <hgardner@cityofbowie.org>, "'Isaac Trouth'" <itrouth@cityofbowie.org>

ddeutsch@cityofbowie.org, jfitzwater@cityofbowie.org, "Doug Peters Senate" <douglas.peters@senate.state.md.us>, "Geraldine Valentino Smith" <GeraldineValentino@verizon.net>, "Joan Pitkin" <jbevanpitkin@gmail.com>, padgett2910@verizon.net, "Doug Peters" <dougpeters@comcast.net>, "Marie Kiley" <efmckiley@gmail.com>

The application request 4-11021 "Buckingham at Belair Preliminary Subdivision Plan" is a misapplication of land use regulations. When the Buckingham section of Belair at Bowie was developed, all of its residential properties were zoned R-55. Today that means each individual property can be no smaller than 6500 square feet. There is no stated limit on size greater than that. Every residential zone in Prince Georges County only sets a minimum size below which a developed parcel can be. A community developed in any residential zone can have a mixture of property sizes equal to or greater than the minimum size permitted by that zone. Developed properties must also address one or more of several elements. This includes historic preservation, topography, community service, environmental preservation, public safety, building orientation and design, property coverage, public infrastructure, county and municipal code, and other requirements. The R-55 development of Belair at Bowie communities therefore included the Belair Mansion and Stables, church properties, the Belair Bath and Tennis Club, open spaces, other public properties, and several residential properties of diverse configurations and size.

The latest Bowie Area Master Plan and Sectional Map Amendment did not identify that the density of the developed R-55 sections of Belair at Bowie, including Buckingham, should increase and that the size or shape of any of its inclusive properties should be changed. The latest Bowie Area Master Plan and Sectional Map Amendment did however update the zoning of several undeveloped residential properties elsewhere, reducing the density of future development. It is probable that a new Master Plan or Sector Plan is required to make development changes to the more than half a century unchanged Belair at Bowie properties.

County records and MNCPPC can verify all of the above. It would be disgraceful if the City of Bowie did NOT vigorously fight the proposal of Mr. Yerby "Buckingham at Belair Preliminary Subdivision Plan". We are a unique community that deserves to preserve the unchanged design of William Levitt when he developed Belair at Bowie.

Dick Padgett

verizon YAHOO! MAIL

Fwd: BUCKINGHAM AT BELAIR #4-11021

Saturday, May 25, 2013 10:24 AM

"CHARLES ROGERS" <charleybutch@me.com>, "mayor@cityofbowie.org" <mayor@cityofbowie.org>, "DIANE POLANGIN" <dpolangin@verizon.net>

I am too old to go door to door throughout the Buckingham section but I am very upset that the City seems indifferent about this project.

Charley Rogers

Begin forwarded message:

From: John Rouse <johnrouse1@verizon.net>
Subject: Re: BUCKINGHAM AT BELAIR #4-11021
Date: May 25, 2013 9:48:15 AM EDT
To: CHARLES ROGERS <charleybutch@me.com>
Reply-To: John Rouse <johnrouse1@verizon.net>

Call our City Council member, the mayor and urge people to show up at the public hearings. This guy lives next door to me!

From: CHARLES ROGERS
Sent: Friday, May 24, 2013 4:20 PM
To: John Rouse
Subject: BUCKINGHAM AT BELAIR #4-11021

Sir,

What can we do to keep this from happening?

Charley Rogers
12812 Belhurst Lane
Bowie, MD 20715

PUBLIC HEARINGS:

A PROPOSAL TO SUBDIVIDE AND CREATE 3 RESIDENTIAL LOTS ON THE BELAIR DRIVE/BARTLETT CORNER PROPERTY AT 2701 BARTLETT LANE

Tuesday May 28, 2013 at 7:00 PM - BOWIE ADVISORY PLANNING BOARD

Monday June 3, 2013 at 8:00 PM - CITY COUNCIL

Voice your concern about a plan that could destroy the integrity of Buckingham - a bad precedent. This section of Bowie stands as original properties for over 50 years. Subdividing them, we believe will affect the quality of life in our neighborhood. Consider significant traffic , lot coverage and storm water issues in addition to potential architectural issues when new houses are added.

verizon YAHOO! MAIL

RE: Keeping in Touch - Bartlett Ln property Tuesday, May 28, 2013 10:35 AM

From: "DANNY LANGE" <DANNY.LANGE@Longandfoster.com>
To: "DIANE POLANGIN" <dpolangin@verizon.net>

I still do not support this, Being a realtor I can not show up for the meeting. What will the effect be on the drainage of rain water? I do understand it will give the city 2 more home to tax for income.
Thank you Danny

Danny Lange, USN (Ret)
Salesperson/ Realtor
LONG & FOSTER® REAL ESTATE, INC.
Crofton, MD 21114 -2487
D/D 410 451 6297
(O) 410 721 1500
Fax 410 721 1863
www.Homes4UbyDanny.com
E-mail-danny@LNF.com
OH, BY THE WAY...if you know someone with a real estate need, please call me with their name and number and I will be happy to help them.

From: DIANE POLANGIN [dpolangin@verizon.net]
Sent: Tuesday, May 28, 2013 9:48
To: dpolangin@cityofbowie.org
Subject: Keeping in Touch - Bartlett Ln property

Dear District 2 Residents:

Monday, June 3 2013 at 8:00 p.m. the City Council will hear from the property owner at 2701 Bartlett Ln regarding a reqest for approval to subdivide an existing 0.75 acre lot into three residential lots, which include one existing dwelling and two additional lots which are proposed to be developed with new detached single-family dwellings. The property is a corner lot with frontages on Belair Dr, Beaverdale Ln and Bartlet Ln.

The Staff report on this property will be posted on-line by 5 p.m., Thursday, May 30th. The Advisory Planning Board is meeting on this matter tonight (5/28) 7:00 p.m. at City Hall.

Please come out on June 3rd if you wish to participate. If you are unable to make the meeting, all Council meetings are televised live and also available on live computer feed as well.

Thank you,

verizon YAHOO! MAIL

Regarding the Proposed Subdivision on Belair Drive Tuesday, May 28, 2013 11:18 AM

From: "Jessica Stroop" <jstroop@usna.edu>
To: dpolangin@cityofbowie.org

Dear Ms. Polangin,

First, let me start by saying thanks for all your hard work and everything you do for the City of Bowie. My husband and I moved to Bowie in 2005, and have since begun a small family of 3 boys. They attend Belair Cooperative Nursery School, and our first home was on Belair Drive.

We enjoy living in Bowie, and I have been monitoring the situation regarding the takeover of the PG County Public School very closely. As parents, my husband and I attended numerous community meetings. I sit on the Board of the preschool and have seen you at the School Safety meetings, and my husband is a volunteer coach and on the board of the Bowie Boys and Girls Club. In all of these activities, it's easy to determine who is out and visible in the community, and who is not. Without fail, I see you at most, if not all, of the City's events, so just wanted to say thank you for continuing to have such an active role and being invested the citizens and city of Bowie.

For the record, I'm opposed to the proposed subdivision on Belair Drive. I will be unable to attend tonight's meeting, as it conflicts with TBall, and the County Executive's meeting at South Bowie Library to discuss the new governance structure. As much as I'd like to be in 3 places at once, I have not yet perfected that as a young mom.

In any event, I wanted to make my opinion known, and in reviewing the contact list for the City Council I realized that you were really the only individual I could pick out of a lineup because of your level of engagement, which is why I wanted to combine this with a 'thank you'.

I feel that section of Belair should remain as it is and was originally conceived. As much as we loved our home, part of our reason for relocating (though we maintain ownership) was it's proximity to the street and the increased amount of traffic which often travels at high speeds. That was a concern for us with our kids and dog, and we opted for something a little quieter.

If the proposed Melwood development is to occur, it will also increase traffic on that street. There has already been an issue with visibility on at least two intersections that I am aware of. Both where the young man was hit and killed by the police officer a few years ago, and at the intersection of Belair and Babbit where our elderly neighbor was asked to cut back some of his landscaping so the stop sign on the corner could be properly observed.

I also feel that while the lot is quite large, subdividing it and building new homes would impact the overall visual appeal of the neighborhood, as the new construction would be in stark contrast to the existing styles. While I do enjoy seeing the different modifications and renovations people do to the Levitt homes, and would love for the community in general to become more modernized with siding upgrades, landscaping, and better curb appeal, I think adding new structures would be the wrong approach.

Not to mention, there are a few homes in the area already that are in rental status or being foreclosed on, and they are sturdy perfectly nice homes for someone to buy and invest in. I think it would make more sense to have those vacancies filled before considering adding additional structures. If availability were an issue, I could understand wanting to subdivide, but it isn't. There is plenty of market inventory, and if Melwood is developed, there will be even greater available inventory for folks looking to live in the area.

In any event, thanks in advance for your time, and thank you specifically again for your continued involvement in the community. It does not go unnoticed.

Best,
Jessica Stroop
Statistician-Institutional Research

United States Naval Academy
410.293.1912
jstroop@usna.edu

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RE: Keeping in Touch - Bartlett Ln

Wednesday, May 29, 2013 6:53 PM

From: "L.D. Holmes" <ldh0829@msn.com>
To: "DIANE POLANGIN" <dpolangin@verizon.net>

Diane,

I think the boards reasons are CRAP! There are 2 houses at the other end or Belair Dr, 100% different then each other, on a steep hill and do not in any way conform to the surrounding neighborhood. That is what makes them unique & increases their value, as it would not if they were built in with the rest of the Levitt style homes. The fact that they would stand alone, would be built with really no one around them or across from them, separates them to stand out in a GOOD way, would make more appealing.
As it is, the property really gives no significant tax dollars to the city... ALL THE WAY AROUND...

I see it as " WIN-WIN" situation !

We are not "Beverly Hills"

I urge you to vote for it's approval and encourage others to do the same !

Obvious building restrictions would have to apply so the type of homes built would go over the top !
Let's face, our old Levitt houses are at best, modest in today's housing, so the same goes without saying !

Linwood

This communication is being sent by direct email and/or in email format for the purpose of recording the date, day and time for legal/documentation purposes. L.D.HOLMES 3000 BELAIR DRIVE BOWIE,MD 20715-2161 SECURED FAX: 301-262-9274 CELL: 301-262-9553 " TIME TO MAKE ALL RELIGIOUS GROUPS PAY TAXES TOO....NO MORE FREE RIDE ON OUR DIME "

Date: Wed, 29 May 2013 13:54:17 -0700
From: dpolangin@verizon.net
Subject: Keeping in Touch - Bartlett Ln
To: dpolangin@verizon.net

Hi Everyone:

The Bowie Advisory Planning Board meet last night and voted 5-2 to Disapprove the Preliminary Plan of Subdivision. (Bartlett Ln)

Rationale: The proposed lots will be out of character with the lot areas in the immediate neighborhood and said lots will not conform with the area Master Plan...

This will still come before the City Council on Monday June 3, 2013 at 8:00 p.m. The City Council will hear from the property owner at 2701 Bartlett Ln regarding a reqest for approval to subdivide an existing 0.75 acre lot into three residential lots, which include one existing dwelling and two additional lots which are proposed to be developed with new detached single-family dwellings. The property is a corner lot with frontages on Belair Dr, Beaverdale Ln and Bartlet Ln.

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Re: Keeping in Touch - Bartlett Ln

Thursday, May 30, 2013 1:04 AM

From: "charles siegman" <choochoocharlieus@yahoo.com>
To: "DIANE POLANGIN" <dpolangin@verizon.net>

Diane...As merely one of your many constituent supporters, I'd say we're right on track in the right direction. This is an admirable process to keep Bowie on what appears to be the preferred path...thanks to you and your diligent attention to duty...self-imposed all the way. I most sincerely THANK YOU, role model that you are.
charlie

From: DIANE POLANGIN <dpolangin@verizon.net>
To: Diane Polangin <dpolangin@verizon.net>
Sent: Wednesday, May 29, 2013 4:54 PM
Subject: Keeping in Touch - Bartlett Ln

Hi Everyone:

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Diane

Diane Polangin
Mayor Pro Tem
Councilmember, District 2
240/461-3406

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Re: Keeping in Touch - Bartlett Ln

Thursday, May 30, 2013 1:20 PM

From: "VAILWIFE@aol.com" <VAILWIFE@aol.com>

To: dpolangin@verizon.net

I hope they continue to vote against this !!out city's ordinances. What is the sense in having very strict regulations on other things, and then vote to put 3 houses on a one house lot? Barb

In a message dated 5/29/2013 4:54:19 P.M. Eastern Daylight Time, dpolangin@verizon.net writes:

> Hi Everyone:
>
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>
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>
> Diane
>
> Diane Polangin
> Mayor Pro Tem
> Councilmember, District 2
> 240/461-3406

verizon YAHOO! MAIL

Re: Keeping in Touch - Bartlett Ln

Monday, June 3, 2013 3:28 PM

From: "de3637@verizon.net" <de3637@verizon.net>
To: dpolangin@verizon.net

Hi,
Hopefully, you and the other members of the Council will vote against the request for the sub division of this property for all the reasons noted in the advisory vote. I go by that house daily and count the number of cars parked at the present home(2) and with another four cars added to the property will only add more traffic and ugliness to the situation. The present owner has a lot of gall even making such a request(perhaps seeking personal enrichment) and we should not allow such a request to receive a favorable vote any time. Thank you.

Ed and Dorothy Bice
12606 Brunswick Lane
Bowie, MD 20715

On 05/29/13, DIANE POLANGIN<dpolangin@verizon.net> wrote:

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Diane

Diane Polangin
Mayor Pro Tem
Councilmember, District 2
240/461-3406

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Fwd: Proposal to subdivide Yerby property at 2701 Bartlett Lane Monday, June 3, 2013 1:10 PM

From: "Sheri Lynne Hoffman" <cogitabund@gmail.com>

To: "Mayor" <mayor@cityofbowie.org>, councilman.brady@verizon.net, tmturner@cityofbowie.org, "James Marcos" <jmarcos@cityofbowie.org>, dpolangin@cityofbowie.org, hgardner@cityofbowie.org, itrouth@cityofbowie.org

Cc: "Frank Stevens" <fstevens@cityofbowie.org>

Dear Mayor and City Council members,

I am strongly opposed to the subdivision of any developed lot within the City of Bowie limits, otherwise known as "infill development" and which includes the proposal to chop 2701 Bartlett Lane into three pieces for additional houses to be built.

Levitt designed and developed the extensive Levitt sections at Bowie in the 1960s. Belair was one of the first sections. Levitt worked with thousands of acres in his development, and surely he met all the environmental requirements and other requirements of the era. He purposely did not develop his homes as densely as he could have; long-time residents explain that this was to keep a sense of the rolling hills and natural landscape intact. I think he did a beautiful job.

It angers and saddens me that someone would move to Bowie and look at a lovely private property and think, "Oh, I need to put houses in my backyard." Doing so does nothing to enhance the neighborhood, the community or the City. Doing so is for individual gain. The City needs to make the County understand that the Levitt sections of Bowie are mature developments, carefully planned as a whole, with some lots intentionally left larger for aesthetic and calming effect.

Mr. Levitt was a businessman, and apparently a good one. If he could have put more houses on that corner area of Beaverdale Lane and Belair Drive while remaining true to his overall vision and plan for Levitt Bowie, he would have. Again, in some areas he intentionally made the lots larger, which kept some green space within the neighborhoods and community.

I mentioned this online and someone said they were surprised that there were no deed restrictions about building additional houses into an already developed Levitt lot.

Please, stand strong to the County and reject this proposal to dismember Bowie by chopping up the developed lot at 2701 Bartlett Lane into 3 (or even 2) pieces. It needs to remain as Levitt developed it. Most people who move into Bowie like the fact that it is a mature development and it would not even occur to them to try to increase the density of housing on their lot. I have yet to find a person who believes we need MORE density of housing in Bowie ... well, except for Mr. Yerby.

My dad also wrote a letter about this proposal, strongly opposing it. My parents are original owners of their rancher in Heather Hills, where I grew up.

Thank you,
Sheri Lynne Hoffman
12618 Chanler Lane
Bowie, MD 20715

---------- Forwarded message ----------
From: **Mike Hoffman** <xyresic@verizon.net>
Date: Mon, May 27, 2013 at 3:53 PM
Subject: Proposal to subdivide Yerby property at 2701 Bartlett Lane
To: fstevens@cityofbowie.org

Dear Mr. Stevens

While I do not live in the Buckingham section, I frequently drive by the subject property so I am familiar with it. Also, I have resided in Bowie for 48 years and have a strong interest in matters that affect the development of our city. The following comments relate to the proposed subdivision of Mr. Yerby's property at 2701 Bartlett Lane. As I understand it, Mr. Yerby wants to put two more houses on his ¾ acre lot. I think this is an ill-advised idea.

Topography. The topography of this corner lot does not lend itself to more than one dwelling, a fact that was undoubtedly recognized by the original developer William Levitt. If this 0.75 acre parcel were flat, two homes would have been incorporated into the original design. For practical and aesthetic reasons, only one home was built on this lot because the land was best suited for a single dwelling.

Safety. Belair Drive narrows from two lanes to one at the Beaverdale Lane intersection of Mr. Yerby's lot. This creates a congestion point for west-bound traffic coming from Melford Boulevard and Crain Highway (Rt 3). Given the existing road configuration, increasing the residential density on the Yerby property will create additional traffic problems in this area.

Building Orientation/Property Design. The Yerby lot is 'developed' property because a house now exists on the lot. The placement of this home dictates -- and limits -- the locations of any additional homes were they to be built on the lot. In effect, two additional homes would be built on left-over land – land that was not thought to be the most desirable location for the original home. Given this condition, it is highly unlikely that an attractive arrangement of three homes could be created on the lot. If an attractive arrangement of homes on the property cannot be created, then the neighborhood suffers.

With the above considerations in mind, the City Council should strongly oppose the subdivision of Mr. Yerby's property. Subdividing this lot for the purpose of building additional houses would not be in the best interest of the City.

C. Michael Hoffman
2246 Hindle Lane
Bowie, MD 20716

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Good Evening. My legal name is Cherlyn Hester; but, everyone calls me "Sunny". I've been blessed to own the beautiful country clubber (original model called Framingham) at 12503 Saber Lane here in Bowie for over twenty (20) years now.

Thank you to our City of Bowie elected officials for the opportunity to speak this evening. I want to also thank Mr. and Mrs. Yearby for allowing us, his neighbors, to voice our objections. You have before you letters, previous testimony from the May 23rd meeting which has a fairly comprehensive list of reasons already presented as to why subdividing this lot into smaller ones, regardless the number of additional lots, is just not the right thing to do. There are safety concerns, serious traffic concerns; environmental impact concerns; housing density issues; not to mention, the negative impact on ascetics. (Brian Gray)

While I have no objections to my neighbor's aspiration to financially benefit, (even if from someone else's unfortunate circumstances, this surely is a sign of our times) I just don't think the original Bowie plan or planners for the City of Bowie intended for further subdivision of our existing lots in this neighborhood established over fifty years ago. For this homeowner, the bottom line issue is: the precedence you'll be setting if you allow further division of an existing lot. If Mr. Yearby wishes to purchase land and subdivide to build, I'd encourage him to purchase land more suitable for that purpose. There is still land available in the area. I know, my husband and I have looked.

At the May 23rd meeting, the surveyor supplied his testimony with supporting documents where all I's were dotted and T's cross properly, providing justification as to why breaking this lot into smaller ones **can** be done. Now, as our elected officials, you have the choice to make. I realize that additional property taxes are always welcomed, additional voters and Bowie residents can be a good thing and I'm not afraid of nor resistant to change. I do also realize however, that once you say yes, you'll be opening Pandora box. You'll be performing an action that may seem small or innocent; but, will most likely turn out to have severe and far-reaching consequences in the future of Bowie. I urge you to choose well and do the right thing by voting for "accepting" the recommendation of not approving the plan as submitted. And Please – if you do choose to accept the recommendation of two lots, insist the driveway exits on Barlett and not onto Beaverdale. Thank you.