

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3
4
5 SUFFRAGE POINT

6 Detailed Site Plan, DSP-21001

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8 P A R T I A L T R A N S C R I P T

9 O F

10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14 January 5, 2023

15 VOLUME 1 of 1

16
17 BEFORE:

18 PETER A. SHAPIRO, Chair

19 DOROTHY F. BAILEY, Vice Chair

20 A. SHUANISE WASHINGTON, Commissioner

21 WILLIAM M. DOERNER, Commissioner

22 MANUEL R. GERALDO, Commissioner

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OTHERS PRESENT:

JILL KOSACK, Staff

NORMAN RIVERA, Attorney for Applicant

P R O C E E D I N G S

(Beginning of designation)

MR. CHAIR: We will now move onto Item 6, our final item. This is DSP-21001 Suffrage Point. We have received -- Commissioners, we have received multiple requests to continue this item for a week. There are no legal issues or deficiencies which would require the Planning Board to continue the hearing of this matter, but the Applicant has indicated that they're not opposed to a continuance for a period of a week.

I just wanted to respond to a couple of items of note on the continuance request, if I may. One, the Staff report for this matter was published on December 22nd, which is no less than two weeks prior to today's scheduled public hearing. I just want to be clear that Staff has done their job in terms of the publishing of the Staff report.

There was some other questions and concerns from folks in the community related to the submission of large files. Interested parties may submit large files by contacting the Planning Department. Staff will -- has and will continue to work with parties to coordinate the receipt of those large files, as it has done in the past for other matters. I'm saying this to say that that would not be a reason for this continuance, because Staff has and will continue to provide that kind of support.

1 There's no legal obligation to do so in advance to
2 the hearing. All essential case related matters are
3 published to the Planning Board's website, and the backup
4 for each hearing, so things are being done by the book, as
5 I'm repeating.

6 The Applicant, again, is not in opposition to the
7 continuance -- we will hear from the Applicant -- but that
8 is my understanding.

9 Now there are several individuals who signed up --
10 in addition to being in opposition, there's several
11 individuals who signed up in favor of the project as well.
12 So I just want to acknowledge them, because they also took
13 time out to be here, and to be able to -- and to want to
14 testify as well. So if we do approve this continuance, it
15 impacts folks on both sides, and that's okay, that's
16 appropriate. I still -- as long as everyone's in agreement
17 with this, I would still support the continuance, but I just
18 want to note that it impacts folks in all sorts of ways.

19 So let me -- before I look for a motion for the
20 Board for the continuance, let me actually turn it over to
21 Staff, and then we'll hear from the applicants as well.

22 So Ms. Kosack, do you want to take it away, for a
23 bit and lay out what's before us related to the continuance?

24 MS. KOSACK: Yes. The Item Number 6, DSP-21001,
25 Suffrage Point, the -- it was scheduled for today. I

1 believe the City of Hyattsville was requesting a
2 postponement of the hearing until next week, January 12th.
3 Staff has no opposition to that postponement, and that would
4 be still within the 70-day action limit of the case. Again,
5 you know, Staff is not requiring that postponement, but
6 there's no opposition to that.

7 MR. CHAIR: Thank you, Ms. Kosack.

8 Commissioners, any questions for Staff?

9 COMMISSIONER DOERNER: If we're going to have -- if
10 we're going to have another week to work on this, Ms.
11 Kosack, some of my questions that I can tee up for you, so
12 you have time to actually go and do them now, there's one
13 mention in the report about -- there weren't really many
14 trees that needed to be preserved, because that's -- it's a
15 parking lot right there. But my understanding is that part
16 of this application involves the lower lots, or the lower
17 parcels that are going to be dedicated to the City. I don't
18 know if any trees were cut down on those lots, which would
19 be useful to know about if you can find out.

20 And then there's some mention in the opposition
21 exhibits and letters about cutting down trees prematurely,
22 and I understand that this development is the lower half of
23 the greater development that Werrlein is doing. However,
24 the upper half -- there was trees that were removed earlier
25 on, and there was sediment that ran down into that lower lot

1 and other areas, because I bike ride through there, and I go
2 through there, and I saw it. I would like to know a little
3 bit more about how many trees were removed, and if they're
4 being replanted. Particularly, because I believe -- I could
5 be wrong on timing, but I believe they were actually removed
6 prior to us hearing, so it was almost too late for us to do
7 anything.

8 So I want to know about any complaints that were
9 lodged at DPIE and how those were resolved and addressed.
10 Because, to me, one of the aspects of the DSP is to be able
11 to establish that any kind of, like, environmental arms or
12 any sort of changes have been remedied and has been brought
13 whole basically for this development. And I think that
14 might be missed if we just say that there were no existing
15 trees if we only look at the one part of this application,
16 because it was almost like too late to do anything in the
17 prior one. And since they split these parcels up, they are
18 separate cases, potentially, but there -- it's part of the
19 greater development that was brought forward here. So I
20 would like to hear more information about those aspects, if
21 you could prepare those.

22 And I also want to know, if you could work with
23 Mr. Rivera later on, just about the timing. I know that
24 he's proffering an MOU with the City of Hyattsville, which
25 isn't necessarily a requirement for those parcels. But I

1 want to know about the timing of any kind of impact on
2 Parcels C and D that are being given to Hyattsville, to
3 making sure that there is stormwater management and
4 mitigations that are being put in place. That those are
5 happening early on, or just sort of like when they are. So
6 I just want to know a little bit more about the details of
7 how those will work. And I don't know if that's been
8 established yet.

9 MR. CHAIR: Thank you, Commissioner Doerner.

10 MS. KOSACK: Okay, noted. I'll see what I can
11 find out, before next weekend.

12 COMMISSIONER GERALDO: And Ms. Kosack, do you have
13 any more information in terms of why the -- other than why
14 they -- DPIE waived the stormwater management? Other than
15 they're going to use fill?

16 MS. KOSACK: Do you mean stormwater management, or
17 the floodplain waiver?

18 COMMISSIONER GERALDO: Floodplain. That's what I
19 meant, I'm sorry, I misspoke.

20 MS. KOSACK: Okay.

21 COMMISSIONER GERALDO: The floodplain.

22 MS. KOSACK: I don't know those details off the
23 top of my head, but that's another thing I could look
24 into --

25 COMMISSIONER GERALDO: Okay.

1 MS. KOSACK: -- before next week.

2 COMMISSIONER GERALDO: Thank you.

3 MS. KOSACK: Yep.

4 COMMISSIONER GERALDO: Thank you, Ms. Kosack.

5 MR. CHAIR: Ms. Coleman, you -- do you have a
6 comment, Ms. Coleman?

7 MS. COLEMAN: I just wanted to make sure, we
8 didn't really get into the merits of the case. But just,
9 you know, we put forth some questions that we would like to
10 see answered. That's fine, but as long as we're not getting
11 into the merits when we're talking about the continuance.

12 MR. CHAIR: Thank you, Ms. Coleman, for that
13 course correction, and I agree with you.

14 So for Staff, you have a few items that we want
15 flagged, but again, what's before us is the continuance.
16 And is there -- let me turn to Mr. Rivera, who is
17 representing the Applicant.

18 And again, just speaking directly to the
19 continuance request, Mr. Rivera. Happy New Year, by the
20 way.

21 MR. RIVERA: Happy New Year, everybody.

22 Good morning, Mr. Chairman, members of the Board.
23 Happy Holidays. Hope everything goes well for all of us.

24 And we're going to miss you Ms. Butler. So good
25 luck in all your future endeavors, as Traci said.

1 As you stated, Mr. Chairman, very succinctly,
2 there is no legal reason, or technical reason, or procedural
3 reason to continue the case. We are going to agree with the
4 one week continuance, although we were fully prepared to go
5 forward today. We're happy to report that we would agree
6 with whatever the conditions. But as to the continuance, we
7 are in agreement, so that the citizens and the City can have
8 more time to review it. I realize it was over the holidays,
9 but it was a timely issue as you said. So we will concur
10 with that request to next Thursday. Thank you very much.

11 MR. CHAIR: Thank you, Mr. Rivera.

12 Commissioners, any questions for the Applicant
13 related to the continuance?

14 Seeing none, then I would look for a motion from
15 the Board.

16 COMMISSIONER WASHINGTON: Mr. Chairman, I move
17 that we continue DSP-21001 to Planning Board hearing date of
18 February 2nd, 2000 -- I'm sorry, January 12th, 2023.

19 MR. CHAIR: Well that got folks attention.

20 COMMISSIONER DOERNER: I second that.

21 MR. CHAIR: We have a motion. And is there a
22 second?

23 Commissioner Doerner, you seconded?

24 COMMISSIONER DOERNER: Yeah, I'll second.

25 MR. CHAIR: So we have a motion and a second.

1 Motion by Commissioner Washington, second by Commissioner
2 Doerner. Is there any discussion on the motion? Seeing
3 none, I'll call the roll.

4 Commissioner Washington?

5 COMMISSIONER WASHINGTON: Vote aye.

6 MR. CHAIR: Commissioner Doerner?

7 COMMISSIONER DOERNER: Vote aye.

8 MR. CHAIR: Vice Chair Bailey?

9 MADAM VICE CHAIR BAILEY: Vote aye.

10 MR. CHAIR: Commissioner Geraldo?

11 COMMISSIONER GERALDO: Vote aye.

12 MR. CHAIR: I vote aye as well. The ayes have it
13 5-0 for the continuance. And just to note, so the hearing
14 is being continued to January 12th, 2023. And pursuant to
15 Planning Board rules, there is no further notice required.
16 So yes, but this will be on January 12th.

17 Hold on one second for me, Staff, Commissioners.

18 As part -- thank you. Staff is reminding me to
19 let folks in the community -- the public know that in
20 addition to no further notice being required, anything that
21 you have already submitted does not need to be resubmitted,
22 because that will all be a part of the record, so.

23 And Ms. Wolf, thank you for sharing your cat with
24 us, I appreciate that.

25 MS. WOLF: You're always welcome.

1 MR. CHAIR: All right. Is there anything else
2 related to this matter? No.

3 Thank you all very much. So that concludes all
4 the items for today's agenda, folks.

5 Mr. Hunt, is there any further business to come
6 before the Planning Board today?

7 MR. HUNT: Mr. Chairman, there are no additional
8 business items before the Board today.

9 MR. CHAIR: Seeing no further items, then without
10 objection, folks, this meeting is adjourned.

11 Thanks, everybody. Again, Happy New Year.

12 UNIDENTIFIED SPEAKER: Happy New Year.

13 UNIDENTIFIED SPEAKER: Happy New Year. Have a
14 good day.

15 (End of designation.)

16 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

9113 BALTIMORE AVENUE

Detailed Site Plan, DSP-21001

Alexander Ballinger

By: _____

Date: April 19, 2023

Alexander Ballinger, Transcriber