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

9113 BALTIMORE AVENUE
Detailed Site Plan, DSP-89056-03

P A R T I A L T R A N S C R I P T
O F
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING
Upper Marlboro, Maryland
November 9, 2023
VOLUME 1 of 1

BEFORE:

- PETER A. SHAPIRO, Chair
- MANUEL GERALDO, Commissioner
- WILLIAM M. DOERNER, Commissioner

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OTHERS PRESENT:

Mr. Te-sheng Huang, Staff, Zoning Section
Thomas Haller, Attorney for the Applicant

P R O C E E D I N G S

1
2 THE CHAIR: All right. Moving on with our agenda.
3 We're now up to Item 8 on our agenda. This is Detailed Site
4 Plan DSP-89056003, Forestville Commercial Center. We have
5 Mr. Huang, who will be giving the staff presentation. Mr.
6 Haller is representing the Applicant. This is also an
7 evidentiary hearing, but again, I'm not going to bother
8 swearing anybody in unless we actually have somebody who is
9 going to be speaking. It's a pretty straightforward issue
10 case as well.

11 So we'll start with staff. Mr. Huang, take it
12 away.

13 MR. HUANG: Good morning, Chair. Can you hear my
14 voice?

15 THE CHAIR: Yes, we can.

16 COMMISSIONER GERALDO: Yes.

17 MR. HUANG: Okay. Good morning, Chair, and member
18 of Planning Board. For the record, I am Emery Huang, who is
19 (indiscernible). The item in front of you is number 8,
20 Detailed Site Plan, DSP-89056-03, Forestville Commercial
21 Center. Particularly speaking to amend the development
22 district overlay zone use table subject to DSP-89056. This
23 (indiscernible) the sale and the rental of vehicles, boats,
24 mobile homes, camping trailers, heavy motorized equipment,
25 and trucks of all kinds, with outdoor display and storage.

1 And so making the parts may occur within a wholly enclosed
2 building.

3 Based on the findings presented in the
4 (indiscernible) staff report, the assigned staff recommended
5 that the Planning Board approve Detail Site Plan DSP-89056-
6 03, subject to the recommended conditions of a
7 (indiscernible) within the (indiscernible) staff report.

8 The Applicant has reviewed these conditions and is in all
9 agreement that was then. This concludes staff presentation.

10 Thank you.

11 THE CHAIR: Thank you, Mr. Huang.

12 Commissioners, any questions for staff on this
13 item? No questions.

14 We'll turn to Mr. Haller.

15 MR. HALLER: Thank you --

16 THE CHAIR: Good morning --

17 MR. HALLER: -- Mr. Chairman.

18 THE CHAIR: -- sir.

19 MR. HALLER: Or good morning. Thomas Haller,
20 attorney office in Largo on behalf of the Applicant in this
21 case. I do want to begin by thanking the Board for
22 recognizing Dan. As you know, even -- there aren't that
23 many of us that do this work, and it's a pretty tightknit
24 community. And even though we may be in different firms, we
25 work closely together and have for many years. So I want to

1 thank you for recognizing him. And our thoughts do go out
2 to his family and to everybody in the firm.

3 This case before you, as you noted, is very
4 straightforward. We have worked closely with staff. I want
5 to thank Mr. Huang for his assistance in bringing this to
6 the Board, and we are in full agreement with the conditions.
7 And I'm happy to answer any questions that you have
8 regarding the application.

9 THE CHAIR: Thank you, Mr. Haller. We have nobody
10 else signed up to speak on this, so I'll close the public
11 hearing.

12 Commissioners, any questions under deliberation?
13 Any questions for either staff or the Applicant? If not, I
14 would look for a motion.

15 COMMISSIONER GERALDO: Mr. Chair, I move that we
16 adopt the findings of staff, as well as the conditions for
17 DSP-89056-03, as well as the revisions set forth in the
18 staff's report of November 1st, 2023, and that we approve
19 DSP-89056-03.

20 COMMISSIONER DOERNER: Second.

21 THE CHAIR: A motion by Commissioner Geraldo.
22 Second by Doerner. If there is no discussion, I will call
23 the roll.

24 Commissioner Geraldo: I vote aye.

25 THE CHAIR: Commissioner Doerner?

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COMMISSIONER DOERNER: Vote aye.

THE CHAIR: I vote aye as well. The ayes have it

3-0.

(Whereupon, the proceedings were concluded.)

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-89056-03

By: TreLinda Wilson Date: December 13, 2023

TreLinda Wilson, Transcriber