CITY OF HYATTSVILLE

PLANNING COMMITTEE MINUTES

SEPTEMBER 17, 2024

Meeting will be Held in-person at 7:00 PM at the City Administration Building in the Multi-purpose Room on the main floor

1. **Introduction of Committee & Guest Members** (7:00 PM)
    - Maureen Foster Chair
    - Todd Dengel, Committee Co-chair
    - Yohannes Bennehoff, Committee Member
    - Will Seath, Committee Member
    - Marshall, Committee Member
    - Gregory Barnes, Committee Member
    - Kareem Redmond, Council Liaison
    - Jeff Ulysse, Staff Liaison

2. **Committee Business**
    - Approval of July 18, 2024 minutes
        - Todd: Motion to Approve
        - Planning Committee July Minutes Approved (unanimous)
3. **St. Jerome's Academy Presentation**
    - Overview:
        - Mark Ferguson, Civil Engineer
        - Kevin Somok, Principal at St. Jerome Academy
        - Representatives of the St. Jerome Academy located at 5205 43rd Ave; presented a preliminary concept plan for a proposed extension of the existing school along the north-east side of the existing structure. The proposed plan also includes some environmental improvements to the subject site. The proposed addition and improvements will facilitate anticipated increases in student enrollment.
    - Clarifying Questions
        - Todd: Will the playground remain as is?
        - Mark: We have 40ft of clay in that area of the property which creates drainage issues. To date we've been focused on the addition and its placement but we will cover those details in a full DSP.
        - Todd: Will any of the proposed improvements be built outside of the property boundary?
        - Mark: No.
        - Todd: Any anticipated traffic impact during construction?

- Mark: I can't say no but the project is proposed within the footprint of the existing property.
- Marshall: How close do both versions of the concept plan come to the neighboring properties?
- Mark: Currently 4ft but our feedback to the architect is to bring that in more
- Yohannes: Is the vegetation along 43rd ave and Gallatin within the boundaries of the subject property?
- Mark: Yes, they lie within the property boundary.
- Greg: Will you be taking away from some of the existing square footage of the playground? If Yes, how much?
- Mark: Yes and TBD
- Maureen: What's the additional square footage you're looking for?
- Mark: How much building gets built is a function of how much it will cost to build it. Right now we are in the range of 9,000-10,000 sf of affordable square feet.
- Maureen: What is the current square footage of the school?
- Mark: 56,800 sf not including the convent.
- Maureen: What are the proposed stories for each iteration of the plan?
- Mark: This scheme has ideally 3 stories
- Maureen: I am concerned about traffic along 42 pl and changing the entry
- Kevin: We do not drop off on 42nd place and the only drop offs are walkers and bikers.
- Maureen: Its shame we can't introduce something more permeable in the playground.
- Greg: Be mindful of any excessive reduction in playground square footage.
- Kareem: Are you doing work to the existing building?
- Mark: Yes, although that is still being evaluated depending upon what resources are available.
- Marshall: My concern is with the courtyard version and how close you're going to be with the neighboring property.
- Kareem: What happens to the impacted classrooms during construction?
- Mark: We are still working through those details.

4. Project Tour: "The Six" Apartments (8:00 PM)

- Committee members will tour a model unit and recreational areas for "The Six" Multifamily Development project

5. Adjourn (8:57 PM)

- Maureen: Motion to Adjourn
- Johannes: Second