

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JULY 16, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_kGzJuUTdRc2LTszloFMRdg

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
- Jeff Ulyse, Staff Liaison

Committee Business

- Approve of June 18, 2024 minutes
 - Todd: Motion to Approve
 - Yohannes: request to amend for spelling correction
 - Maureen: request amend to include list of participants
 - Planning Committee minutes as amended approved with 1 abstention (Maureen)

2. Staff Draft II of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA)

- Jeff: Overview of Sector Plan updates and proposed changes
- Todd: Based on the community engagement I would recommend that we allow the study (Missing Middle Housing Study) to take place
- Marshall: I think any part of this plan that takes away on street parking in the western section of the City is going to work to the detriment of the City
- Yohannes: The parking needs to be more targeted about the parking is being removed if any is being removed at all. There seems to be no consideration for the way parking works in the neighborhood and serves as a traffic calming and deterrent.
- Maureen: We think the study they do is important and that we would want to see the study and have a chance to review and provide comments to the City Council. We should also recommend that the City Council take a look at parking.
- Will: I'm wondering if this is an opportune time to address the comments related to permit caps?
- Jeff: This is great opportunity to discuss and address the recommendations regarding permit caps.
- Will: I think permit caps would be a disaster. I think it guarantees to provide the outcome contrary to the problems it seeks to address.

- Marshall: I agree
 - Yohannes: I agree, I don't think we should take a position of that recommendation
 - Jennifer Kubit: They did say that they planned on doing this with port towns as well. Ports don't actually have any transit centers but it does have the same demographic profile as West Hyattsville. In addition to the study the Planning Board or the City needs to push back about some of their answers on overcrowding school because the answer they provided is factually incorrect
 - Maureen: That is not something we can consider because we do not have that information
 - Todd: I believe our comments are inclusive of those concerns
 - Maureen: The Planning Committee does not reach out to MNCPPC directly. That is the responsibility of the City to follow up with that. But can add it to our comments and call it out.
 - Jennifer: If a property is purchased for 400,000 by a developer, how much would each part of a duplex cost if they were resold? What would the price be if the developer bought the property, build a duplex or triplex, and flipped it? Would those new prices be affordable?
 - Maureen: That is not within our purview as an advisory board
- Committee Comments
 - The Planning Committee is in support of the Staff Draft II Sector Plan and SMA and recommends a complete Missing Middle Housing study. The study should allocate sufficient time for public review, comprehension and comment prior to the adoption of the proposed re-classification of RSF-65 to RSF-A by the Planning Board. The Planning committee has some concerns regarding the potential impacts of the proposed zoning change (RSF-65 to RSF-A) and would benefit from additional information and clarification from the county.
 - The Planning committee recommends as part of a Missing Middle Housing Study that additional outreach be completed in ways that reach more members of the community inclusive of those who are non-English speakers.
 - As it relates to the proposed implementation of the Missing Middle Housing framework, the study should also provide an explanation as to why this action is being applied through the use of spot-zoning instead of a county-wide zoning change.
 - The Planning Committee recommends investigating additional uses of traffic calming methods inclusive of parked cars as opposed the elimination of on-street parking.

- The Planning Committee is also concerned about the use of permit caps to mitigate the unintended and negative consequences of the proposed adoption of the aforementioned zoning change and recommends the study of alternative mitigation strategies.
- The Planning Committee recommends additional review of school capacity and the absorption of additional students into a potentially overcrowded schools and overall impacts on infrastructure should be considered.

3. New Business

- Schedule Tour of “The Six” located at 6400 Americas Blvd Hyattsville, MD
 - Planning Committee proposed a tour date of Sept. 17th 2024

4. Adjourn (8:06 PM)