

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
DECEMBER 7, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Rml1516YQBKFTSvXLJyuDg

1. Introduction of Committee & Guest Members (7:03 PM)

- Maureen Foster, Committee Chair
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Sam Denes, Council Liaison
- Asko Miljkovic, Applicant's Engineer
- Holly Simmons, Staff Liaison

2. Ager Road Townhomes (Hok Subdivision) PPS 2022-030

- Presentation
 - Mr. Asko Miljkovic, Elite Engineering
- Overview of the Project
 - Minor subdivision of lots 7 & 8 on Ager Road south from intersection of 29th Ave. Lots are vacant. Propose to subdivide into 5 new townhouse lots that will be 20' wide. Served by private alley 18' wide with direct access from Ager Road, which will go behind unit. Vehicular entrance to the units is to the rear of the development. RSF-A zoning. Noise study was submitted to make sure noise is properly mitigated prior to record plat acceptance. Additional noise mitigation will be needed. The applicant has applied for a waiver for ped/bike cross-access, which is under final review. Site is served by public water & sewer and WSSC has approved plans. DPW&T is not requiring additional frontage improvements, but sidewalk along property needs to be modified to current standards. Stormwater concept plan has been approved. Stormwater treatment includes drywells, and they will treat for quantity with 100' corrugated pipe. Landscaping buffer will be reduced to 50% of required width, which is acceptable so long as there is a minimum 6' high fence and additional plantings. These are proposed.
- Clarifying Questions
 - Yohannes: What will be done about the shed encroaching on south of property?

1. Asko: Owner is working on a raze permit. The PPS will not be approved until this has been addressed.
- Marshall: What are drywells?
 1. Asko: Stormwater management devices; essentially boxes that will be installed underground.
- Marshall: When discussing with City Council, there was a concern about alley being built to a City standard? Will it allow our vehicles?
 1. Asko: We contacted DPIE to see if can be public. DPIE needs the alley to be 20' wide. I am looking for further info.
 2. Holly: One of Council's concerns was that an HOA would need to provide private trash collection. I confirmed with DPW that the City will be able to provide trash and compost collection at the Ager Road street frontage.
- Marshall: How many curb cuts will be on Ager Road?
 1. Asko: 1
- Marshall: Ager Road was recently paved. Will installing public water and sewer impact existing pavement?
 1. Asko: Yes, it will be milled and overlaid to install multiple trenches.
- Greg: 5 How big will the units be?
 1. Asko: 20' wide units except lot 5 – 16' to accommodate green area between lot and drive. Unit is 40' deep. 800sf footprint.
- Greg: What about bedrooms?
 1. Asko: Applicant just hired architect. We don't have details.
- Greg: What will be the frontage?
 1. Asko: Ager road. From existing road, there will be walkways to front of unit. Alley will convey car behind to garages.
- Greg: What will the landscaping buffer look like?
 1. Asko: All three sides and back will have trees and shrubs, 6' fence. Benches, nice landscaping.
- Maureen: This will be 5 townhouses surrounded on 3 sides by 6' fence. What is a jelly fish filter?
 1. Asko: Structural stormwater device, similar to inlet. Water collected from roof into filter will clean water to detention facility.
- Maureen: Is it required by code to have 6' fence on all sides?
 1. Asko: It is not required, but to reduce the landscape buffer you need to provide screening and min 6' fence. If we provided full width of buffer, it would not be required, but landscape buffer reduction was submitted and allowed.
- Sam: No comment.

- Greg: There will be foot traffic from property to Metro. Crosswalks and even stoplight may be needed in future, but not with this project.
- Marshall: Concern about cutting into freshly paved road. 6' fence – I would prefer it to be see-through. There is nothing screaming this is bad idea. It would be important to build the alley to City standards.
- Yohannes: No comments. This will be a welcome addition. Would much rather houses than empty lot. Ager Road is dangerous and I hope County can fix it and City will continue to put pressure on County to do so.
- Committee Comments
 - The Committee recommends that the City work with County DPW&T to ensure increased pedestrian safety across Ager Road for those going to Metro and consider a traffic light at Lancer Drive.
 - The Committee recommends the City ensure the developer applies for a City fence permit at the appropriate time.
 - The Committee recommends the proposed alley be built to a public standard.

3. Committee Business

- December 5, 2023, Planning Committee minutes approved unanimously

4. Additional Questions & Discussion

- Community Services advised that the Volunteer Reception will be held on the evening of Friday, Jan 19th, 2024, to coincide with the MLK week of service. Committee members will be notified approximately 2 weeks before the reception via a combination of mail & email.
- City Clerks office indicated that, if/when committee goes back to meeting in person, a meeting can be transitioned from in-person to online; however, they would need to provide public notice of the switch from in-person to virtual format in a reasonable amount of time - ideally at least 2 hours' notice of the change in venue. Should this occur, please notify committees@hyattsville.org so notice can be provided. Future agendas that are in person should be noted as such on the agenda with the meeting room listed. We will also need to notify the police dept to keep the door open to the building for the time of the meeting since they are typically after hours.

5. Adjourn (7:44 PM)