



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Community Center, Room 114
August 15, 2018
Minutes Prepared by Terri Hruby**

- I. The meeting was called to order at 7:30 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Keith Chernikoff, Maria Silvia Miller, Syed A. Shamim and Nicole Williams.

ABSENT WAS: Ben Friedman and Isabelle Gournay

STAFF PRESENT: Terri Hruby and Molly Porter

ALSO PRESENT: Residents Ed Fallon and Bill Orleans

- II. Agenda approved as amended

- III. Minutes of July 11, 2018 approved as amended

- IV. Introduction of new Community Planner Molly Porter

- V. Briefing on August 1, 2018 City Council work session on Royal Farms Gas Station Convenience Store/Urgent Care Center Zoning Text Amendment Proposal – Ms. Hruby provided an overview of the work session City Council held with the Royal Farms development team and summarized the various issues that were discussed.

Mr. Fallon shared his thoughts on the proposed development including thoughts regarding impact on gasoline prices and existing gas stations and fried chicken establishments (i.e., Gus's Chicken). Mr. Fallon emphasized the need for Royal Farms to make certain concessions to the City before they break even (i.e., employee wages and benefits and electric vehicle charging stations). Mr. Fallon encouraged the Board to require the development be a model for development that aligns with the City's social and economic interests

Mr. Orleans asked for clarification on what actions the Board has taken to date on the proposed concept plan. Mr. Orleans also expressed interest in seeing the City require a market study.

- VI. Update on Prince George's County Zoning Re-write Legislation - Ms. Hruby provided an update on the County's zoning re-write project and presented the County's project timeline.

- VII. The meeting was adjourned at 8:30 pm.