

Planning Commission Meeting
January 16, 2008
Verbatim Excerpt

FDPA 2000-MV-019 - JEFFERSON AT LAUREL HIGHLANDS, L.P.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. I'm very pleased with the way this turned out. It was a rather contentious issue to begin with primarily because some of the traffic problems in the development got mixed up with this project because the streets in the project are used by the residents of this multi-family project. So they're going to be using the streets of the – the homeowner association that will be charged with maintaining those streets of entry because they're all going to be perpetually privately operated streets. And that was the source of the original objection that I needed to have time to resolve when this came up on December 6th and I moved – I deferred the case until tonight. Meetings I'd like to familiarize you with: the Laurel Highlands Homeowner Association did meet after that. And I did have the assistance of Peter Braham at that meeting and he was a tremendous help in resolving, getting these – this vocal traffic – this untangled from the clubhouse expansion issue. So we finally got that separated into the two documents that you have gotten copies of: the agreement with the homeowner association on the part of the developer and the clubhouse expansion and the parking problems that were the source of the community's objections to the clubhouse expansion. So the South County Federation has reversed itself now and now adopted a resolution recently to not oppose this application. With that, I would like to MOVE THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN AMENDMENT 2000-MV-019, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 16, 2008, WITH THE MODIFICATION OFFERED BY COMMISSIONER HART WHICH WOULD TAKE THE END OF THE FIRST SENTENCE WHERE IT SAYS, "OF THE MULTI-FAMILY UNITS" AND MOVE THAT UP AFTER THE WORD "RESIDENTS."

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 2000-MV-019, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Peter Braham: Excuse me, Mr. Chairman. There are two waivers that were neglected as part of the motion. It was my error. These are – we have affirmation of the previously granted modification with regard to transitional screening and barriers and also of the 200-foot setback for the parking garages from the interstate highway.

Commissioner Harsel: Oh yeah.

Commissioner Flanagan: Okay. So move.

Commissioner Hart: All right. Just make a motion. Do this one first. Right here.

Commissioner Flanagan: In that event, I FURTHER MOVE that the staff recommendation (sic)...

Chairman Murphy: "The Planning Commission approve..."

Commissioner Flanagan: THAT THE PLANNING COMMISSION APPROVE THE –

Commissioner Hart: --"the previously-granted" –

Commissioner Flanagan: THE PREVIOUSLY-GRANTED MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND THE WAIVER OF THE BARRIER REQUIREMENTS BETWEEN SECTION THREE AND THE ADJACENT SINGLE FAMILY ATTACHED DWELLING UNITS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Flanagan.

Commissioner Flanagan: I FURTHER MOVE THAT THE PLANNING COMMISSION APPROVE THE PREVIOUSLY-GRANTED MODIFICATION OF THE REQUIREMENTS OF SECTION 2-414 REQUIRING A 200-FOOT SETBACK FROM AN INTERSTATE HIGHWAY AND –

Commissioner Hart: "To allow the parking..."

Commissioner Flanagan: TO ALLOW THE PARKING STRUCTURE –

Commissioner Hart: "But not the multi"...

Commissioner Flanagan: BUT NOT THE MULTI-FAMILY BUILDINGS IN SECTION THREE OF THE LAUREL HIGHLANDS TO BE WITHIN 200 FEET OF INTERSTATE I-95.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Harsel: No.

Chairman Murphy: Mrs. Harsel votes no.

Mr. Braham: Thank you, Mr. Flanagan.

Chairman Murphy: Thank you very much.

Commissioner Flanagan: By the way, Mr. Chairman?

Chairman Murphy: Yes.

Commissioner Flanagan: I would like to say that the developer in this particular case has signed an agreement with the homeowner association that was not required but made a big difference in coming to an agreement tonight.

Chairman Murphy: Good. Thank you very much.

//

(The first two motions carried unanimously with Commissioner Hopkins absent from the meeting; the third motion carried by a vote of 10-1 with Commissioner Harsel opposed; Commissioner Hopkins absent from the meeting.)

JP