



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

Planning Commission Regular Session Minutes City Hall - Council Chambers Wednesday, November 16, 2016, 7:30 PM

I. CALL TO ORDER

A Planning Commission regular session was called to order at 7:30 p.m. Chair John Bauer presiding. Commissioners present: Vice-Chair Danny Winborne, Lloyd Kaufman, Matthew Hopkins, and Ruthzaly Weich. Staff present: Assistant City Attorney Frank Johnson, Planning Division Chief Trudy Schwarz, Planners Greg Mann and Jasmine Forbes, and Administrative Assistant Myriam Gonzalez. Absent: Philip Wessell (Alternate).

II. APPROVAL OF MINUTES

A. November 2, 2016, Regular Session

Motion was made by Lloyd Kaufman, seconded by Danny Winborne, to APPROVE the Minutes of November 2, 2016, Planning Commission Meeting.

Vote: 4-0-1 (Abstained: Bauer)

III. PUBLIC HEARING

A. ASDP-7407-2016: 15710 Shady Grove Road MXD (Mixed Use Development) Zone 8,233-Sq.Ft. Carvana Fulfillment Center and 70-Foot Car Display Tower AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN

Planner Forbes introduced this application, noting it was presented on October, 17, 2016, to the City Council for courtesy review, who deemed it of minor impact and subject to the regular process for final action by the Planning Commission. She noted this hearing was duly advertised and the property posted. There are 37 exhibits in the file, which are available for public review.

Attorney for the applicant, Christopher Ruhlen, Lerch, Early & Brewer, noted the property is vacant and the proposed fulfillment station will be the first of its kind in this region. He listed the procedural steps for implementing the plan.

Carvana Entitlement Manager Vanessa MacDonald provided background on the nature of the business, noting it is an online retailer of used cars. She presented an aerial photograph showing the location of the property and the zoning designation of properties around the subject parcel and indicated the proposed use is supported by the City's Master Plan. She answered questions regarding delivery truck traffic, automobile servicing, among other aspects.

Engineer for the applicant, Nicholas Speach, Bohler Engineering VA, LLC, presented and discussed the proposed plan, noting site entrance, circulation, parking, stormwater management, dumpster location, etc. He noted the application includes a parking waiver request, noting, however, the plan includes a parking reduction of 62 percent over what was previously on the site, significantly reducing the impervious area and traffic impact. He briefly discussed the landscape plan, reforestation, the building architecture and lighting. He listed the findings that render the application in compliance with the approval requirements of the Zoning Ordinance.

Chair Bauer asked about improving access into the site via an easement and suggested the applicant seek a cross-over easement with the adjacent property.

There was no testimony from the audience.

Staff recommends the record remain open until November 30, 2016.

Motion was made by Lloyd Kaufman, seconded by Danny Winborne, that the public hearing record on ASDP-7407-2016, remain open until 5:00 p.m., November 30, 2016.

Vote: 5-0

IV. FROM THE COMMISSION

Commissioner Winborne

Regretted an incident today regarding a protest by students in Rockville where a student with an opposing view was physically hurt. He noted the constitutional right of expression does not include violence.

Chair Bauer

Congratulated the Kentlands Community Foundation for last night's presentation on Revitalizing Market Street as part of their lecture series. Commissioner Weich announced the lecture will soon be available on the internet at www.kentlands.org.

V. FROM STAFF

Planner Mann

Announced a joint public hearing with the City Council on Kentlands Apartments is scheduled for February 6, 2017.

The next and only regular session next month is on December 7.

VI. ADJOURNMENT

There being no further issues to discuss, the meeting was duly adjourned at 8:15 p.m.

Respectfully submitted,



M. Gonzalez
Recording Secretary

DRAFT