

Planning & Zoning Commission

Minutes

January 2, 2018

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, January 2, 2017 at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

Commissioners in attendance: Jerry Burroughs, Chair; Eugene Lauer, Vice Chair; William Craig; Marshall Rickert, Marty Losty; Hubert Trego; Dave Cannon, City Liaison, Chan'Tay Nelson was not present.

Others in attendance included: Pat Escher, City Planner; Herve Hamon, Planner I; Patrick Thomas, P.A., City Attorney

Chairman Craig called the meeting to order at 6:00 p.m. and asked for a moment of silence.

Approval/Amendments to Agenda

Agenda was amended to include the election of the Chair and vice chair of the Planning commission for calendar year of 2018.

Chairman Craig asked for a motion to approve the agenda as amended. Motion carried unanimously.

Election of Chair and Vice Chair

Commissioner Trego nominated Commissioner Jerry Burroughs to be Chair of the Commission, Commissioner Rickert and Losty second the motion, the motion passed unanimously.

Commissioner Trego nominated Commissioner Lauer to be Vice Chair. Commissioner Losty second the motion, the motion passed unanimously.

Minutes

The next agenda item was to approve the minutes for the December and November meetings Commissioner Rickert asked for clarification on the November 7 minutes regarding marijuana and that there are two dispensaries allowed to go in Dorchester County. Mrs. Escher responded that there is one dispensary and a dispensary that is associated with a growing process. She had heard that there is another one in Dorchester County on Rt. 50, but doesn't know the location.

There were some other technical corrections to be made, the minutes were approved as amended.

Old Business

1. **PZ 2018-005 –Concept Plan for a church at the corner of Cosby and Greenwood Avenues – Deferred to February.**
2. **PZ 2018-005 – Concept Plan for an AutoZone at the corner of Rt. 50 and Meteor Avenue – Deferred to February.**

PUBLIC MEETING

New Business

1. **TA 2018-006 Text amendment to define Drug Rehabilitation Facilities and locate in appropriate Zoning District.**

Text amendment to define a Drug Rehabilitation Facility under 10,000 sq. ft. and choose the appropriate zoning districts in the Downtown Waterfront Development district. Also include an amortization clause for existing facilities. There was discussion amongst the Commissioners with Commissioner Trego wanting to control the appearance of the building and limit the loitering that occurs outside of some of these facilities and establish parking standards. Mr. McRae with Anchor Point indicated that the people outside are not necessarily loitering as they are smokers who need to smoke outside the building. Commissioner Lauer raised concerns if these facilities were too close to residential units. Staff brought up a map of the DWDD, and there was discussion about which districts would be appropriate. It was determined that the subdistricts of general and center would be appropriate and to make the use a Special Exception. Commissioner Rickert raised concerns about the amortization of these facilities and all effected parties should be notified. This item will be discussed again at a future hearing.

2. **PZ 2018-009 Amendment to Comprehensive Plan to include the approved sewer tiers for the City.**

Amendment to the Comprehensive Plan to acknowledge the 2012 adopted map of the City's Sewer Tier Map. This map was adopted in 2012 by the City, but was not included in the City's comprehensive Plan as required by SB 236. Commissioner Rickert raised concerns that the map shows a sewer line on Egypt Road, where one does not exist. Staff indicated that this was an approved map and this was a technical process to include it into the Comprehensive Plan as requires by the State. The City will be amending the Comprehensive Plan in 2020 and at that time the city can modify this map to exclude this sewer line, if the solar field does move forward in their process and abandoned the existing residential parcels. A motion to recommend the Council adopt the Sewer Tier Map; the motion passed with 5 votes and Commissioner Rickert abstaining.

Discussion Items

1. **501 Bayly Road Gas Station Property – Rezone property from Residential to General Commercial.**

The property owner approached staff about this property as it has always been a commercial property and with the adoption of the UDC, the property now has a Residential Zoning Designation. The Commission agreed and Commissioner Craig indicated he

thought it was a coloring error similar to the rezonings that the City just did a few months earlier. A motion by Commissioner Craig and seconded by Commissioner Lauer was made to direct staff to proceed with a rezoning map amendment for only the property located at 501 Bayly Road.

2. Auction House in the General Commercial Zoning District.

Auction House use within the City limits. Staff made a brief presentation regarding the concerns that the Commission raise when this matter was discussed with respect to locating this use in the industrial zone. Those concerns were parking, outside storage of material, overall appearance of the site and auctioning of large items such as vehicle and boats. Shane Foxwell spoke and indicated that his family has been in this business for a long time and it serves that community needs. They maintain their site in good condition and due to the sale of the property they need a new location. The site they are looking to temporarily locate at is within the City and they anticipate finding a new permanent location within the next year. He also indicated that the definition of an auction is very similar to the UDC's definition of commercial sales and that they sell general merchandise, not vehicles. Charles Wright Foxwell spoke about all the years they have been in business bot in the City and County and how they provide a needed service. Bernie Dryden spoke in favor of the use within the City. Charlene Stagg, a next-door neighbor to the existing location of Foxwell's spoke in favor of the applicant and that they maintain their property in an orderly manner. Alan Mc Rae, the property owner of the Metro Building, where this temporary use is to be located spoke in favor of the project. He indicated that he owns the property for the next two years and tries to use the building for community needs, such as a place for the Salvation Army to process their Christmas packets for distribution to the community. The Commission agreed to hold a special meeting to amend the UDC to allow the inside sales auction house. Staff stated they would look at dates and time and get back to the Commission.

3. School House property on Mill Street.

Staff gave an update on the status of the research for the project and found no recordation of documents as required by the Code. Patrick Thomas, the city attorney, further indicated that there were a series of steps that the applicant needed to do to comply with the Code and they were not completed. Staff therefore recommended to amend the UDC and allow for a property of a certain sized to be allowed mutli-family with a Special Exception. Commissioner Trego questioned why was the City trying to solve this problem, this was the property owners issue, not the City. Commissioner Losty stated it would be a shame for the property to languish and we should try to do something. Commissioner Craig offered his disappointment with the property owner as they have heard this application numerous times and can't believe that they did not finalize the process. The discussion turned to different ways that the City may proceed to try to facilitate the redevelopment of the property such as it was an adapted reuse of a historic structure. Staff was directed to do additional work on such language that may be incorporated into the UDC.

Comments

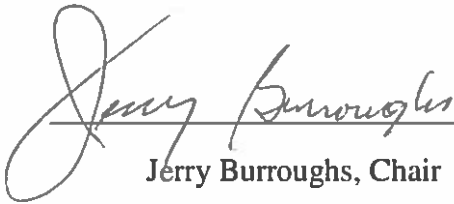
Adjournment

Commissioner Burroughs asked for a motion to close the meeting. A motion by _____ to adjourn the meeting was seconded and carried unanimously. The meeting ended at ____ p.m.

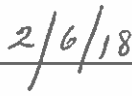
Respectfully submitted,

Patricia Escher

City Planner



Jerry Burroughs, Chair



Date Approved