

**Planning & Zoning Commission
Minutes
March 5, 2019**

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, March 5, 2019 at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

Commissioners in attendance: Eugene Lauer, Chair; William Craig, Vice-Chair; Jerry Burroughs, Mary Losty, Chan 'Tay Nelson, and Hubert Trego.

Other in attendance included: Dave Cannon, Council Liaison; Herve Hamon, Planner; Patrick Thomas, City Attorney ad Susan Webb, City Code Enforcement

Eugene Lauer called the meeting to order at 6:00 p.m. and asked for a moment of silence. He noted that Pat Escher, the Director of Planning was not in attendance to an illness.

Approval / Amendments to Agenda

Comm. Lauer revised the agenda to include deferring discussion items 3, 5 and 8 and will take public comments for 201 Mill Street (school redevelopment project),but wont be able to have the in depth discussion due to Ms. Escher's absence.

Chairman Lauer asked for a motion to approve the amended agenda. Comm. Losty made the motion and was seconded by Vice Chair Craig. Motion was carried unanimously to approve the agenda as modified.

Approval of Minutes

Chairman Lauer called for a motion to approve the February minutes as submitted. Comm. Burroughs made the motion. Comm. Trego seconded the motion. Motion was carried unanimously.

New Business

1. PZ 2016-017 – 822/824 Locust Street – Amend Site Plan – review of parking for Special Exception – BOA 2016-004
 - The proposal before the Commission is for enclosing the whole yard with a combination of privacy fence and a continuous metal fence (with access gate) thereby eliminating the 3 on-site parking spaces previously approved under BOA 2016-004 and PZ 2016-017.
 - The application was heard by the Historic Preservation Commission on September 20, November 15, 2018, as well as amended on January 17, 2019 and HPC 2019-014&022 all received approval, with the latest amendment's approval for fence extension pending this review and approval by the Planning Commission

- All other conditions defined in the prior special exception conditions approval shall remain the same (hours of operation, noise and fumes, residential character ...)

Comm. Losty asked if parking on adjacent streets would be sufficient. The rest of the Commission indicates they believe it would be.

Chairman Lauer suggested that there should be a revocable easement to the City be placed on the property, however Mr. Summer was not in favor of the easement.

Vice Chair Craig made a motion to approve the modification of the special exception as submitted, with elimination of the 3 on-site parking spaces. Comm. Nelson seconded the motion. Motion was carried unanimously.

2. PZ 2019-008 - 429 Race Street - Black Water Bakery Parking Lot Configuration

- The proposal before the Commission is for the approval of a conceptual plan requiring a redesign of the parking area near the bakery, and a dedicated easement or agreement to facilitate two-way traffic to and from the interior parking lot.
 - The Blackwater Bakery is preparing to resurface the parking area within their side yard which is currently accessed from Race Street. The resurfacing would entail re-paving the drive aisle and introduce porous pavers for a designated seating area in the warmer months.
 - Records show that the side lot is privately owned (by the owners of the bakery) up to the edge of a 12 foot right of way, located along the edge of what is referred as the old Jimmy & Sooks.
 - Currently, this existing drive aisle and random parking causes unsafe situation for both vehicles and pedestrians. The area is not wide enough to sustain parking on both sides, and a two-way traffic in the center. Although marked "one-way", vehicle use it as access and egress to and from the municipal parking lot to the the rear of the property, causing traffic hazards, and is dangerous to pedestrians who traverse in the drive aisle and behind the parked cars.
 - The proposed parking layout would improve the situation by providing head-on marked parking spaces, a 24-foot-wide aisle for a true two-way traffic, and a sidewalk on the north of the vehicular access, adjacent to the old Jimmy and Sooks to provide safe access for pedestrian the interior municipal lot.

Chairman Lauer confirmed with applicants Brett Summers and Brian Roche that the grant from Chesapeake Bay Trust would cover the cost of the porous pavers, the sidewalk and bio-retention areas and that for the duration of the Memorandum of Understanding (20 year min. to 30 years max.), the property owners on both sides of the new parking area would be responsible for the cost and maintenance of the 2 way asphalt driveway.

Chairman Lauer called for a motion to approve the conceptual layout as submitted. Comm. Burroughs made the motion. Comm. Trego seconded the motion. Motion was carried unanimously.

3. TA 2019-006 - To allow non-permitted uses to be allowed to be established prior to amending the Uniform Development Code as long as they meet specific criteria. Deferred to April P&Z meeting per applicant's request.

Discussion Items:

- 1- Potential Rezoning of properties located on Park Lane and 453 High Street

The discussion item before the Commission is for a rezoning of two contiguous properties located at 453 High Street and a non-addressed, vacant property on Park Lane.

Currently the parcel on Park Lane experiences flooding and requires re-grading. The applicant wants to combine both parcels and is asking if rezoning is required since they are in two different zoning districts. He indicated that he would not be constructing any structures on the Park Lane property.

Vice Chairman Craig expresses that the lots can be combined by deed, and do not require a change in zoning.

- 2- 202 High Street – Zoning issues

The discussion item before the Commission is for consideration of allowing the afore referenced property to be allowed to be used as professional office building. The applicant, George Vojtech provided documentation demonstrating that the property has historically been used as a professional office since its construction.

Chairman Lauer recommended that that staff and City attorney draft a text amendment to the current UDC to address this issue and bring it back to the Planning Commission. After which, the applicant should seek a Special Exception.

- 3- TA 2019-008-Non-tidal Wetland Buffer – Discussion about the 50-foot buffer requirement deferred to April.

- 4- TA 2019-001 201 Mill Street - School House Property - Continued community discussion. The Commission deferred the public hearing, but allowed comments to be received from the public in attendance:

- Catherine Beise:
 - Strongly supports the overlay
 - When she purchased her home on Mill Street 10 years ago, a sign said “coming soon” for the school renovation;
 - Is in favor of preserving the past, but also supports growth and prosperity, which often means something needs to change;
 - Consider that the school redevelopment project priority should attract new people to town;

- Is not in favor of suburban sprawl, but rather supports smart growth, clustered homes with native planting and successful vegetation layout that foster some density, and prevents storm water runoff;
 - Wants to thank the P&Z for moving the process along and looking into the future.
- Judd Vickers
 - CAN has written a letter of support in favor of the overlay;
 - The school must be part of the redevelopment;
 - If the school cannot be saved, go back to the NC-3 zoning bulk and density requirements.
- Cheryl Hannan:
 - Would be okay with multifamily project if this was a way to save the school;
 - Understands that it may not be economically feasible (or structurally feasible) to save the school; in that case, would like to see the project reflect the density on Mill Street not Choptank;
 - Understands this has to be a viable scheme for a developer (market value).
- Dickie Harrington:
 - Had a problem with the part of the ordinance which called for the completion of the school renovation and its occupancy before the rest of the development would be started – not a financially viable approach; a phasing issue;
 - Understands that the community does not wish to see rental property there, but stated that a 5-year minimum of rental period is required as part of the tax credit structure for the parcel; after which such time the rentals would be converted to condos after 5 years

5- Pine Street Neighborhood Revitalization – DWDD Neighborhood Setback.
Discussion deferred to April

6- Community Solar Fields – Discussion about a potential site in the General Commercial Zoning District

- Sami Ayyorgun provided a Power Point presentation about the proposed project site for installation of solar panels and electricity battery storage units;
- With the site being an irregular shape, and 16 acres total, a discussion about which scale and type this project would fall under issued;
- Mr. Ayyorgun was asked to conduct further meetings with Ms. Pat Escher in order to make a determination about required setbacks, and if the viability of the project.

7- Small Cell Design Standards – FCC legislation and potential impacts to Cambridge

- Patrick Thomas, City attorney was asked to provide additional regulation examples to be reviewed at April P&Z meeting;
- Mr. Thomas was directed to proceed to draft an ordinance for P&Z to consider at the April meeting;

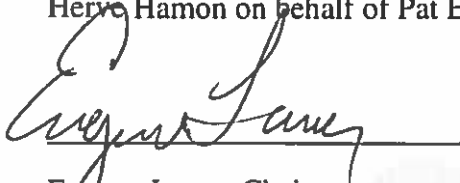
- Cambridge will need two ordinances, one for private property and one for Rights of Way;
- The process would be to amend the UDC and forward onto Council;
- If State Laws are passed, the Planning Commission would then amend what has been adopted by Council.

Comm. Lauer called for a motion to adjourn the meeting. Vice Chair Craig motioned and was seconded by Comm. Nelson.

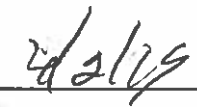
Meeting adjourned at 8:30pm.

Respectfully submitted,

Herve Hamon on behalf of Pat Escher



Eugene Lauer, Chair



Date Approved

