

Planning & Zoning Commission

Minutes

May 1, 2018

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, May 1, 2018 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; Marty Losty; Chan'Tay Nelson and Hubert Trego

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

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

Approval/Amendments to Agenda

Commissioner Burroughs asked for a motion to approve the revised agenda as amended. Motion carried unanimously.

Commissioner Lauer brings up the letter about solar panels and vegetation, and expresses he wants to talk about it after the end of the regular meeting agenda.

Commissioner Lauer makes a motion to accept the Agenda, Commissioner Losty seconds, all approve.

Commissioner Lauer makes a motion to accept the April 3, 2018 Minutes, Commissioner Losty seconds, all approve.

1- PZ 2018-005 - Mount Moriah Church, corner of Greenwood and Cosby Avenues

- o Staff Presentation:
 - Pat Escher explains that this will be a viable project in the city, and addresses a definite need in the neighborhood
 - She mentions how the site plan and landscape design have evolved & improved
 - For the façades (mostly covered in a neutral vinyl siding), Ms. Escher recommends not to use EIFS at the base of the walls, being a material not resistant to impact and denting; she also commands the applicant for having revised the design of the previously blank walls
- o Commissioner Chan'Tay Nelson recuses herself from the discussion
- o Applicant input:
 - Applicant is satisfied with the landscape changes and requests

- They propose to strengthen the planted buffer and add shade trees to the parking lot
- Comments from P & Z Commission:
 - Commissioner Craig confirms that the Forest Conservation Act has to be taken into account
 - Commissioner Losty verifies that the A/C units and Dumpsters will be located in the back of the property, out of sight
 - Chairman Burroughs expresses that digital signage will not be permitted, and would like to see further design for the signs
- Commissioner Craig makes a motion to approve the application as presented, Commissioner Losty seconds, all approve the Application to go from Preliminary to Final.

2- PZ 2018-016 Vacant Lot on Chesapeake Drive, Industrial Use, Chesapeake Drive

- Staff Presentation:
 - Pat Escher explains that this application is for the construction of 2 new warehouse buildings in the industrial zone
 - She mentions that a natural landscape buffer exists in the front, and that parking between the 2 warehouses will be mostly for loading and employees
 - Parking at the main entrance side of the larger warehouse will be reserved for patrons and visitors
 - For the façades, the Design Standards call for a better architectural character
 - Ms. Escher states that the Commission is seeing these renderings for the first time, and should take time to review them and make comments about the design
- Applicant input:
 - Applicant proposes to shift the location of the Forest Conservation area to another part of the site
 - To address storm water management, the main roof will slope in one direction towards the main drainage and retention feature on site
 - Landscaping and planting will be further reviewed with Ms. Escher, to create screening and break the scale of the front of the proposed buildings
 - Mature pine tree location will be preserved
 - The main warehouse will feature 8,000sf of offices located at the front / street side; potential tenant requested 60 parking spaces in front
 - The construction is anticipated to be standing seam metal panels (14 gauge) with some clear panels bringing in natural light; overall cost at about \$35 to \$40 per square foot, construction time about 6 to 9 months
 - Applicant stresses out that some of the preliminary renderings (3D) do not reflect the latest façade design, now presented on photoshop perspective views at street level
 - Applicant confirms that the renderings provided represent the latest design for the building
- Comments from P & Z Commission:
 - Commissioner Trego expresses that these 2 new industrial buildings can set a benchmark for all new industrial buildings to come in Cambridge

- Commissioner Losty asks if both buildings would be built at once, or phased – answer is both at once
- Commissioner Losty confirms that the tenant for the smaller building will park exclusively between large and small building, but not in front of the larger building
- Commissioner Losty expresses that she hopes the façade design is not finalized, and that the renderings reflect only a work in progress, to be refined at later reviews
- Commissioner Craig asks about the thoughts given to provide solar panels on the roof
- Chairman Burroughs commends the intent of these 2 buildings and re-affirms that they will set precedent for future industrial buildings in Cambridge
- This being a conceptual review, no vote or motion is entered into the minutes; The Commission is looking forward to seeing revised and refined architectural design for the facades

3- PZ 2018-017 Intermediate Care Facility – 209 Hibiscus Lane - Special Exception

- Staff Presentation:
 - Pat Escher explains that this will be a special exception granted for an intermediary care facility in a residential zone neighborhood.
 - The proposal is to transform a 3,200sf house into a 9 bed facility for seniors (1 unit at ground level will be ADA compliant)
- Applicant input:
 - Applicant explains that the 5 upstairs bedrooms will be converted into 8 beds, with 3 double rooms and 2 private rooms; 2 bathrooms on the floor
 - Staff for the home will be 2 aides at any given time, organized in 3 successive shifts of 8 hours over 24-hour periods
 - The facility will be licensed and inspected by the State; no self-medication on the premises (all medications under double lock system); patients with Dementia will be eligible, but only if they are not the “wandering” type
 - No private cars from the residents are anticipated; only staff (2 at a time) and visitors; parking will be on street and in home’s driveway; one van operated by staff will be provided to the residents
 - All residents (except at ground level) will be ambulatory; a stair lift will be provided for convenience
 - Ground floor of house will feature the dining area and a recreational/activity space; cooking is by the 2 full time aides
 - A portable handicap ramp will be used at the front door 2 steps when necessary
- Comments from P & Z Commission:
 - Commissioner Lauer request to clarify the language and definition of intermediary care facility versus assisted living facility; and would like to see the exception address specifically the intermediate care facility definition (without doctor on call)

- Commissioner Nelson verifies with the applicant that the facility does not require sprinkler system (Confirmed by applicant when the situation is less than 10 beds)
- Commissioner Losty addresses the issue of additional traffic and neighborhood approval (home is in HOA); she asks if the Home Owners Association should be notified, in addition to the immediate neighbors.
- Chairman Burroughs recommends getting a letter of recommendation from the HOA, to be presented at the Board of Appeals; he also recommends providing better drawings that would more clearly represent the layout intent.
- Pat Escher states in conclusion that the nature of Special Exception allows this use to be revoked if problems and issues arise within the neighborhood, or within the facility.

4- **Text Amendment - PZ 2018-011 – Setbacks in Industrial Zone**

- Staff Presentation:
 - Pat Escher explains that the current UDC calls for 50 foot setbacks on all sides for buildings in the industrial zone;
 - She proposes to amend the text back to a previous regulation, providing the following setbacks in the industrial zone:
 - Front yard = 50 feet
 - Side yards = 15 feet
 - Rear yard = 30 feet
 - If the industrial property abuts the property line of any other zone (commercial, residential, institutional...etc.), the setback to that property line should be kept at 50 feet, regardless on which side of the building this applies
- Public input:
 - One member of the assembly expresses that he is strongly in favor of reducing the setbacks in the industrial zone.
- Commissioner Craig motions to approve the text amendment as presented by Ms. Escher, Commissioner Lauer seconds, all approve unanimously.

5- **Text Amendment – PZ 2018-012 - Mobile Food Facilities**

- Staff Presentation:
 - Pat Escher explains that this will be an amendment to the permitted land uses, and will allow food trucks in some commercial and industrial zones, with conditions.
 - The proposal would state:
 - Food trucks only allowed to operate on private property; NO mobile food establishments are allowed on public right-of-way, anywhere in the City
 - Food trucks in Downtown core area MUST be associated with business of the Core (ancillary capacity to existing restaurants, licensed + registered to main business)
 - Location of food trucks MUST be approved by Zoning Official

- Requirements about day fees, Health Dept. documentation and appropriate methods to provide power to food truck are detailed in amended Sections 4.2.3 and 4.4.4
- Comments from P & Z Commission:
 - Issue is raised about vendors being allowed only 12 events per year, while some vendors seem to be operating weekly at the corner of Maryland Avenue and Route 50
 - Commission in general is satisfied with the restriction of food trucks to private property and removing these establishments from the street; they do ask how this will be enforced
 - Pat proposes that the Commissioners take pictures of food truck vendors operating on the street in violation, and she will follow up with a letter prior to enforcement
- Commissioner Lauer makes a motion to approve the text amendment as presented, Commissioner Losty seconds, all approve.

6- Open Discussion topics:

- Letter about solar panels and landscaping + berm requirements; to be addressed at next month P & Z meeting
- Chairman Burroughs ask if it would be possible for the Commission to get updates of the use of buildings and the permits being filed (automatic data feedback), mostly to confirm the evolution of the business development in town; Pat will ask Brendon Hesson if such could be set up
- Sidewalks and ADA clearances; Herve Hamon explains that a policy is in place with a 48" clear requirement between any obstructions and signs and/or outdoor seating; Dave Cannon will coordinate this effort with the ADA Committee
- Commissioner Trego expresses his concerns and frustration about cars being parked on front yards; this item may require additional enforcement
- Commissioner Trego also mentions trash cans being left at the curb or permanently in front yards
- Note is made to talk to DPW about a broken red light pylon on Muir Street near Grace Church
- Ms. Escher gives an update on Mr. McRae cash bingo at the Metro Building; not allowed, nor is the use of the property for outdoor farmers market.

Chairman Jerry Burroughs adjourns the meeting at 8:05pm.

Respectfully submitted,

Patricia Escher

City Planner

Jerry Burroughs
Jerry Burroughs, Chair

6/5/18

Date Approved