

Planning & Zoning Commission

Minutes

June 5, 2018

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, June 5, 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; Chan'Tay Nelson, and Marshall Rickert

Others in attendance included: Pat Escher, City Planner, Herve Hamon, Planner 1, Dave Cannon, Council liaison, Patrick Thomas, City Attorney

Commissioner Burroughs called the meeting to order at 6:00 p.m. and asked for a moment of silence. To remember a past member Dwight Cromwell.

Approval/Amendments to Agenda

Commissioner Burroughs asked for a motion to approve the revised agenda as amended. Motion carried unanimously. Date for the next meeting will be discussed at the end of the hearing.

Minutes

May minutes approved and motion from Comm. Craig to approve, second by Comm. Nelson. Motion carried unanimously.

New Business – Public meeting

1. Update on City Council's action for the Text Amendments.
 - a) Drug Rehab – has been remanded back to this Planning Commission.
 - b) Bee Keeping – passed 3/2
 - c) Auction House – passed 5/0
 - d) ADU Refinement of Language- passed 5/0
 - e) Mobile Food Establishments – had their first reading for introduction and needs to have language refined with more input from the Commissioners and citizens. After which, it go back to the City Council.
 - Email from Mr. Van Dyke- raised some good points:
 - Ordinance is good for stationary trucks but not for the moving trucks that does not stay in one place. Decibel levels if they use a generator – anything over 70 decibels too loud.
 - Fees would be the same as the peddler's license.
 - Allow food trucks on the City streets and the industrial zones. And also, at construction sites.
 - Food trucks in the public parks, Great Marsh, Long Wharf and others – would need to be approved by City Council.

- Allow Food Trucks in residential area if someone wants to have a block party or something like that if they want for their gathering.
- Allow in the waterfront overlay – includes institutional - and events in those areas.
- Request for food trucks on city streets.
- Impact on brick & mortar restaurant, - need setbacks from local restaurants.

Other jurisdictions that handle food trucks –

- ❖ Easton allowed on city streets no longer than 20 minutes and not return to the same spot within five hours.
- ❖ Does have a setback on 100 feet from anyone selling food stuffs.

- ❖ Chestertown allows truck to operate only on public streets.
- ❖ There was a hub for all the trucks to be located but didn't work.
- ❖ 250 ft. setback from restaurants and set hour of operation from 9 am till 7 pm
- ❖ Exceptions to milk, egg, bread and newspapers and a few others.

- ❖ Salisbury had some of the same ordinances.

- ❖ Denton again with not being in the same location for more than 30 minutes at a time.

- ❖ Three hundred feet from any brick & mortar store - 300 feet away from a special event.

We need to discuss and redefine our ordinances. If we allow them into the City Parks would we allow another fee to use city property.

Comm. Craig has experience with food trucks that do move around. He lived in San Francisco, and the food truck vendor would have a certain amount of stuff on their trucks. The trucks move to certain location every day at a certain time. Like a construction site for breakfast and then move for the court house district for lunch and then to the food hub later.

Chairman Burroughs asked Mr. Van Dyke if he wanted to speak. Mr. Henry Van Dyke from East New Market, MD and owns the Little Bit of Bull BBQ – Cambridge has not been very friendly to food trucks. They have been approached by various business to come to their location i.e. Dorchester General Hospital on weekends. Half hour lunch is not going to get the working person to the brick & mortar restaurant. He will only park where there is money to be made.

Comm. Lauer asked about the letter that Mr. Van Dyke put out. Mr. Van Dyke stated that the State of Maryland came up with the regulation last fall 2017 that stated that all mobile units

must have a commercial commissary, and the health department is where you get your food license.

Mr. Van Dyke has a license from the State of Maryland, just like any other restaurant, commissary fee, peddlers license from Dorchester County, City of Hurlock than there are fees to set up at an event for three to four hours. Comm. Craig asked about his insurance, for everything for his unit and his truck that pulls it.

Ms. Escher asked about the trailer for Mr. Parr to put the back of the Café to supplement his kitchen? How will that work if you have to have a commissary? Mr. Parr stated that the kitchen in the building would count as that commissary.

But Mr. Van Dyke states that you have a commissary for the food truck.

Mr. Dudley Parr, director of the Overflow Café, said that existing kitchen would count as the commissary. He has access to the grey water disposal, access for water. The truck would let them expand the kitchen facilities on the property and also to be mobile to promote their mission and to train the community with job skills.

Comm. Burroughs ask about Health Dept. comments. Mr. Parr states that it is not finalized yet.

Comm. Marshall stated that the Planning director had some raised some points and to extend the permits or agreements.

Ms. Amy Craig, she works at the Circuit Court House. In 2016 her staff was required to go to Salisbury for a 6 week training at the Court House, during that time she was off on medical leave. She was fortunate to have a food truck at the court house in Salisbury, very close to brick & mortar restaurants. Not having the food truck and the limited time for lunch, her staff would have had a difficult time finding and eating in a short manner of time. The local Cambridge restaurants, her staff does frequent a lot because not everyone can afford the brick & mortar restaurants for a \$15 lunch. She would love to have a food truck that would come to the Circuit Court house. Some days the only lunch they get is from the vending machine on the busy court days.

Mr. Peter Smith, owns and operates a food truck in Caroline County. He is licensed in Caroline County and he sets up at the outlets in Queenstown also. Most of the food truck vendors, when they set up for lunch or dinner, we are looking at a two-hour window to serve customers. Some customers have a 30 or 45 minutes lunch breaks, and if he can only be at a location for only 30 minutes and then have to move the truck, we could not serve a location properly. Some of their customer follow them and they know where we are and plan according to their lunch on those days. The orders are placed by text, email or phone and they come to our location and pick the orders up, depending on the location of the day. If Cambridge places a time limit on the food trucks like to be closed by 7 pm, then for special

events like fireworks or downtown Saturday event, needing a special exception. He wanted to find out about bringing his truck to Cambridge, he has been invited by different event planners to come, but he needs to know our plans. The Farmers Market has asked him to come and set up.

Ms. Escher stated that the UDC has been silent on the Food Truck issue, which makes them not permitted. Last year been working on the code to create the language for food trucks and concerns with the core restaurants downtown. That effort did not move forward to adoption. Mr. Parr has brought the issue of food trucks back to this Commission. We are working on the regulations and right now it is still not permitted to operate a food truck in the City limits except for special events. We need to amend our special events check list, because it talks about vendors, but not food trucks. The process is still being worked on.

Mr. Smith has a very large food truck, some generators need a little more. So, the decimal reader may be a little more, but they are usually in the back of the trucks and they do not interfere with talking and taking orders and servicing the customer.

Comm. Lauer asked if this came to City Council and Ms. Escher explained the Council wants this Commission to refine the proposed language. He was concern about the regulations, the parking in the core.

Comm. Rickert spoke that we have a lot of information and we should not address it tonight and come up with more conditions and work with the brick and mortar restaurants.

Mr. Rideout had a few comments and had concern with the parking for the customers and setting up the food truck.

Mr. Parr express his concern about the competition, he thinks that a food truck will not disrupt the restaurant business it will bring more people to the area and that people will go where they desire to eat.

Comm. Craig stated that the brick and mortar owners are not her tonight.

Comm. Rickert made a motion to take this issue up at the next meeting after some more discussion, seconded by Comm. Craig. Approve unanimously.

2. Potential rezoning for 204 High Street – legal offices of Merriweather which has been there for over 20 years. At the last City wide rezoning changes, it went from NC zone to the neighborhood sub district, it is also directly next to other legal offices on Court Lane. Ms. Escher wanted to ask this commission if they wanted to change this location to the Core district.
3. Mill Street School Property – Letter from Mr. Harrington asking this Commission to address the issue. Ms. Escher and Attn. Thomas discussed the PUD Zone, they

recommend is to placing a overlay zone on the property with NC being the zone. Motion from Comm. Rickert and second by Comm. Craig to do just that. All approved.

- Comm. Craig made a motion to have more than one property with a certain acreage that will fall into the same classification with this same property. Second by Comm. Nelson. All approved.
4. City Design Guidelines for Commercial Buildings
 - Comm. Rickert spoke that this commission needs to be careful working on this and the redevelopment on the highway area is fragile, it is going in a positive direction right now. Development on the edge of the City should not be the same as downtown.
 - Comm. Craig spoke that he has talked about the classic Cambridge features, we need to refine and give developers better direction.
 5. Form Based Code / Guidelines for Mixed Use Waterfront Overlay District – A Board will be created for the redevelopment of the property. Consisting of City Manager, County Manager, persons from the community, etc.
 - CMU zone might be fine for the usage, but in the form base code for the urban areas and residential areas. The language for the concept plan, comprehensive plan, expansion to this issue.

Comm. Burroughs address the letter he received from Anchor Point and he would like to address it personally. He has address the sign issue with Ms. Escher, that the owner is not complying with the City UDC, comprehensive plan and others. The owner needs to come in to this commission and discuss his plan and set the regulations in front of McCray and tell him what he is doing wrong. (Bingo, food trucks and more). Comm. Rickert spoke that the zoning is there for a reason. The Meadow Avenue sign permit was approved by Anne Roane.

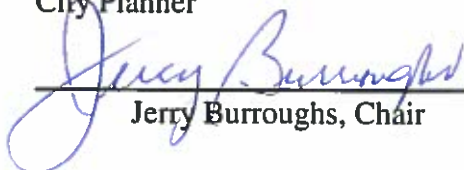
Comm. Lauer spoke that the next meeting is July 3rd, so we should change our meeting to July 10th. All approved.

Adjournment

Commissioner Burroughs asked for a motion to close the meeting. A motion was made to adjourn the meeting was seconded and carried unanimously.

Respectfully submitted,

Patricia Escher
City Planner


Jerry Burroughs, Chair


Date Approved

