

## Planning & Zoning Commission

### Minutes

September 4, 2018

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, September 4, 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, Marshall Rickert, Mary Losty and Hubert Trego. Not present Chan'Tay Nelson.

Others in attendance included: Pat Escher, City Planner, Herve Hamon, City Council Robert Hanson, City Council Dave Cannon.

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

#### Approval/Amendments to Agenda

Ms. Escher wanted to amend the agenda. She wanted to have Mr. Chitlik moved to the front of the agenda to discuss non-conforming signs in the historic district.

She gave the Planning Commission notice that we will be discussing political signs in the future.

November 6<sup>th</sup> is a holiday due to the mid-term elections and we will need to have our meeting on a different date.

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

#### Minutes

Approval of July minutes, Commissioner Craig, Losty and Trego had some corrections. Minutes were approved as amended.

Approval of August minutes. Minutes were approved.

Mr. Chitlik was here to discuss non-conforming signs in the historic district. He resides at 703 Locust Street. He wants to give thoughts about signage in the historic district and The City only allowing monument signs. The property where the old SunTrust Bank resides has had a pole sign there for 50 years. Cambridge is a very architecturally diverse City and we should the ability to have different signs as long as they are nicely designed. Monument signs are boring and to have one type of sign seems to him to be a wrong approach. The sign has to be solid base and if is located, even if ten feet back from property line, it may not be safe as it may block the site distance. One size fits all not a good idea.

Mr. Chitlik discussed political signs, the City considers them temporary signs and that the City requires them to be removed after an event. He stated that the signs we had put up were not for an

event at the Democratic Headquarters, we had flyers sent out to advertise the event. Political signs are a first amendment issue and should be exempt from any regulations. It would be an overwhelming task to try to enforce.

Mr. Rickert believes that political signs are exempt. Commissioner Lauer wanted to get clarity about what Mr. Chitlik was discussing about political sign. Mr. Chitlik stated the it was the fact of limiting the duration that a sign can be displayed is in violation of the 1<sup>st</sup> Amendment. Mr. Burroughs wanted more information about the non-conforming sign. Mr. Chitlik showed pictures of the original sign and then one of how the sign was changed to comply with the UDC. The Commissioners discussed the before and after photographs. Mr. Burroughs wanted to know if all signs in the downtown had to be monuments sign. Ms. Escher responded that it depends on the zone district, but in the commercial subdistrict in the downtown, they had to be monument signs. Ms. Escher said there are areas, such as the Maryland Gateway, that do not require monument signs. She said that Mr. Chitlik raised some good points and that maybe the Commission can discuss this matter in the future. Mr. Lauer explained to Mr. Chitlik that you would have to have some standard and it cannot be looked at on case by case basis, but that we can have options and it needs to be consistent.

Mr. Burroughs, old business, PZ 2019-002 – application is deferred

New Business PZ 2019-003 Concept Plan for Cultra, the medical marijuana facility. Ms. Escher stated the we did have a tour of the facility which was very interesting and recommend that that Planning commission go on one. This is a Concept Plan for a master planning of the property. Ms. Escher said she was not going to do a long presentation as Mr. Crosby had put together a good presentation. Staff supports the proposal and it will generate 70 to 100 jobs in the future. Mr. Crosby indicated that it would produce more than 200 jobs at full build out.

Tim Crosby, 513 Court Lane – architect for the project. You have the packet, so I will not go into a lot of detail. The current facility uses a tremendous amount of energy as it is lit 24/7. The applicant is looking at photovoltaics. Cultra wants to produce 50% of their power usage by covering the parking lot and the roof with photovoltaics. The project uses a lot of water and so they are looking at strategies to reuse stormwater. They will capture most of their stormwater and store it in a water tower to be used for the inside and outside grow facilities. Cultra is located in the two end portions of the existing building with an industrial glass manufacture in the middle. The glass manufacturer will relocate and Cultra will take over that last portion of the building. The final building will be over 200,000 sq. ft. The existing Bumble Bee building will be taken down for the new addition. Mr. Crosby goes through describing the site plan and building elevations and building materials.

Mr. Crosby said the “head house” will be the first new portion to be built. It is where the plants will be dried similar to tobacco. The development is to be built it out over ten years with a cost of \$45 million dollars.

Mr. Craig supports the solar and suggested that maybe they can capture stormwater from the adjacent properties. Mr. Crosby stated that they have two wells on site, the water coming from the City was warmer than what could be used and Cultra had to install chillers. Mr. Craig stated that

he worked on the Public Safety Building and that they found a lot of debris and other material when excavation began, so they should be prepared to expect to find refuse on this site. Mr. Crosby said they did do a phase one and phase two environmental studies, but they will have to see. They are working with MUC with respect to the water temperatures and the ability to use the two wells on site.

Mr. Rickert asked if there would be the gain of impervious surface with the full build out of the project. Mr. Crosby indicated that they are at 69%, which is less than the 70% maximum. Mr. Rickert surprised to hear about an outside grow area. He thought for security purposes it would all be inside. Ms. Escher stated that the outside grow area will be enclosed, first for security reasons and secondly for protection of the plants during inclement weather. When the project moves forward more information will be made available.

Mr. Lauer asked about the phasing as 10 years is a long time. So, after the head house is built, how will the phases be constructed. Mr. Crosby then went through the phasing. The phasing will be based on sales and business plan.

Ms. Losty asked about 36,000 sq. ft. of the existing structure and how much product was being produced. Mr. Crosby responded 350 plus lbs. a month with no outside growing. Ms. Losty wanted to know about production in the future. Mr. Crosby was not able to predict those numbers. They will spend \$45 million dollars at full build out. They have spent \$11.5 million, then they will spend an additional \$3.5 for the middle portion of the building when the glass manufacturer relocates. These dollar amounts are not including equipment. The construction costs will run about \$300.00 a sq. ft. The mechanical systems in the are very complicated and expensive.

Mr. Trego asked if the dispensary on Crusader Road is owned by Cultra. Mr. Crosby responded that location is not theirs. They have a dispensary in Baltimore. Ms. Losty wanted to know how many grow facilities are allowed in Dorchester and if this facility will supply the that dispensary.

Mr. Burroughs wanted to go on a tour. Commission discussed the tour and that they wanted to go. Mr. Chitlik wanted to attend, Ms. Escher indicated that he could arrange a separate tour. This is just a Concept Plan, so no vote necessary.

TA 2019-005 Amend Medical Marijuana signage was moved forward on the agenda since Mr. Crosby is here. Planning Commission had required smaller signage on these cannabis facilities as compared to other commercial businesses. Staff discussed this internally and staff thinks the best way is to just remove that limitation. Mr. Crosby indicated that the Maryland law does not allow for the signs to have the words marijuana, cannabis or pot in the signage, or any related symbols. The signage needs to be neutral.

Mr. Rickert discussed the rationale behind the Commission's decision was in response to community concerns. He wanted to make it clear that the Commission did not discriminate. Mr. Trego wanted to know if they could have signs on the two sides of the Crusader building. Staff will look into that when a permit is submitted. The Commission voted to approve the text amendment and forward it on to the Council with a favorable recommendation with 6-0 vote.



TA 2019-0032 Amend the language for the Waterfront Overlay Zone. We discussed this last month and tried to address the Commissions concerns. Ms. Escher went through the changes and stressed that it is important to use the City's more progressive form base code standards for better urban design.

Mr. Rickert wanted to make sure that we move forward with some of the guidelines similar to Habersham, SC.

Mr. Trego asked if this will apply to the hospital property? Ms. Escher said yes and potentially including some adjacent properties. Mr. Trego was pleased with the liberty ship and the wharf looks great, similar to Baltimore. We don't hear a lot about what going on with the waterfront and we have to develop it well as we have the best waterfront property on the eastern shore. Ms. Escher discusses the processes being put in place and indicated that the proposed development will be reviewed by the Planning Commission. Mr. Rickert discuss another property in SC, Fort Royal. Wants to see the property repurposed in an excellent way. The Commission voted to approve the text amendment and forward it on to the Council with a favorable recommendation with 6-0 vote.

TA 2019-003 Amend the UDC to allow for taller fences in the rear of the primary rear façade. We discussed this last month, discussed the graphic showing houses with bump out in the rear. It really is just to clarify the code. Additionally, the fence will have the architecturally improved side facing out ward and the construction side facing inward.

Mr. Craig said that he thought this was a good idea. The Commission voted to approve the text amendment and forward it on to the Council with a favorable recommendation with 6-0 vote.

Last item, PZ 2019-004 – Decorative lighting in the downtown on Poplar and Race Streets. This was discussed at the last meeting. Ms. Clendaniel provide the requested additional information. Staff is recommending it go forward, this is just the language, the actual process with the details about additional lighting poles, if it is metered, or paid by the City will be worked out during the installation process.

Mr. Lauer asked and got clarification that the lights will only be on till midnight and only during the months with shorter days and long nights. The light levels have been addressed as they will be very low level. And if there are issues, we can work though them. The Commission voted to approve the text amendment and forward it on to the Council with a favorable recommendation with 6-0 vote.

Discussed political signs in general terms. It will be discussed in the future.

November 6<sup>th</sup> is a holiday because of the elections, so we need to reschedule our meeting, we usually do it the next week, but the 12<sup>th</sup> is also a holiday, the Council will be using the chambers on the 13<sup>th</sup>. Mr. Rickert wanted to do it on Wednesday, the 7<sup>th</sup>.

Mr. Trego wanted to discuss that light pole on Muir Street. The City Manager indicated that it was being taken care of.

Mr. Lauer wanted to know if there is any update on the solar field. Ms. Escher indicated that nothing has been submitted. Mr. Rickert thought that they were probably doing their due diligence.

Motion to Adjourn. Motion passed unanimously.

Respectfully Submitted;

Pat Escher, City Planner

Signature: \_\_\_\_\_

*Jerry Burroughs*

Jerry Burroughs

Chairman

Date: \_\_\_\_\_

*10/11/18*

