

Planning & Zoning Commission

Minutes

May 3, 2022

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, May 3, 2022, at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

Commissioners in attendance: Mary Losty, Chairperson, William Craig, Vice Chairman, Comm. Eugene Lauer, Comm. Chan'Tay Nelson (virtually)

Others in attendance included: Pat Escher-City Planner, Carlene Shaw- Assistant City Planner, Dale Price, IT Dept., Patrick Thomas, City Attorney, and City Council Commissioner Chad Malkus

Chairperson Losty called the meeting to order with a moment of silence at 6:13 p.m.

Approval of the Agenda

Comm. Lauer asked for a motion to approve the agenda, as presented. Seconded by Comm. Craig. All in favor.

Approval of Minutes

February 1, 2022

September 7, 2021

Comm. Nelson asked for a motion approve the minutes. Comm. Craig seconded. All in favor.

Old Business

PZ 2022-010 Preliminary Plan – 2809-2813 Ocean Gateway – Mod Car Wash

Mrs. Escher stated the Mod Car Wash is bringing forward their preliminary plan. The Concept plan was reviewed at the February and April Planning Commission meetings, and an Architectural Review Committee was formed to discuss the design of the development. The revised architecture of reviewed and approved at the April PZ meeting. Landscaping needs to be updated to comply with UDC requirements. The City Engineer has some comments relating to stormwater, but he has no objection to the Planning Commission approving the Preliminary Plan.

Ms. Kelly, representing the applicant as the civil engineer for the project, stated that they are in the process of obtaining stormwater and state highway approvals. They are currently working through the requirements of screening the rooftop mechanical equipment with the updated architecture.

Mrs. Escher said they will work together during the Final Site Plan submission to comply with landscaping requirements.

Concerns of the Commissioners include additional details about architecture, state highway approval, and signage.

Comm. Lauer asked for a motion to approve the Preliminary Plan. Comm. Nelson seconded. All in favor.

Public Hearing

TA 2022 – 007 Amend Section 6.5.2. Administration E. Sign Programs. An amendment to allow for flexibility for existing development undergoing substantial renovation.

Mrs. Escher stated that the Commission has been working for the past year to finalize the language in regards to signage for existing development. There are multiple properties throughout Cambridge that are currently being redeveloped and have made positive changes in their signage to comply with existing regulations. The Commission should consider giving some flexibility with the regulations in circumstances where existing developments are going through renovations, not complete demolitions.

Concerns of the Commissioners included adding additional language relating to roadway visibility and safety.

Comm. Craig made a motion to forward the text amendment with revisions to the City Council. Chairperson Losty seconded. All in favor.

Comm. Craig made a motion to adjourn the meeting. Comm. Lauer seconded. All in favor.

Respectfully submitted,
Carlene Shaw, Planner I

Mary M. Losty

Mary Losty, Chairperson

8/2/22

Date Approved