



City of Annapolis
Department of Planning & Zoning
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Planning Commission

February 6, 2020

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled meeting on February 6, 2020 in City Council Chambers. **Chair** Waldman called the meeting to order at 7:00p.m.

Commissioners Present: **Chair** Robert Waldman, **Vice Chair** Ben Sale, Alex Pline, Diane Butler, William Herald, David Iams

Commissioners Absent: George Matthews

Staff Present: Dr. Sally Nash, Tom Smith, Joel Braithwaite-Assistant City Attorney, Marcia Patrick, Betsy McKeown

B. APPROVAL OF THE AGENDA

Mr. Iams moved approval of the agenda as revised to move Election of Officers to the end of the agenda Ms. Butler seconded the motion. **Passed 6-0.**

C. APPROVAL OF MINUTES

1. January 2, 2020 Meeting Minutes

Mr. Herald moved approval of the January 2, 2020 minutes as written. Ms. Butler seconded the motion. **Passed 5-0.** (Iams abstained from the vote.)

D. APPROVAL OF FINDINGS

1. Ordinance #O-28-19 Findings

Mr. Pline moved approval of the findings for Ordinance #O-28-19 as submitted. Ms. Butler seconded the motion. **Passed 5-0.** (Iams abstained from the vote.)

E. NEW BUSINESS

2. Discussion of Goals for Draft Climate Resilience Action Strategy – Part of 2020 Comp. Plan

Dr. Nash updated the PC on the status of the work of the Resiliency Workgroup explaining that the draft goals were the result of a partnership with the University of Maryland Center for Global Sustainability. She explained that the workgroup comprised of City Staff, representatives from the PC, Annapolis Environmental Commission, and Annapolis Conservancy Board. The focus of the workgroup was climate change and identifying City assets that could be impacted by climate change factors. As result of this effort, the workgroup developed some draft goals, strategies and performance measures to protect these assets that she distributed to the PC for review and discussion at an upcoming meeting. She concluded that these goals will eventually be incorporated into the Comprehensive Plan so this will be an ongoing effort.

2020 Comprehensive Plan Update

Dr. Nash also updated the PC on the progress of the Comprehensive Plan Update noting that a Nitty Gritty Committee was established (a Steering Committee that meets biweekly to organize and prioritize

all the goals that have been developed and received) and the first meeting is scheduled for February 13, 2020. The composition of this Committee will be based on those who are interested in serving at this point. She noted that a Form-Based Code meeting is scheduled for February 18, 2020 and a follow up meeting of the Chairs of the City Boards and Commission is scheduled for February 20, 2020 to determine how they are progressing with their goals, strategies and performance measures. Lastly, there will be an April 30, 2020 meeting to present all the goals that have been developed and collected at that point. Mr. Herald suggested that Dr. Nash invite the Naval Academy into the process.

F. PUBLIC HEARINGS

1. Ordinance #O-40-19: Capital Budget and Improvement – Maintenance Facilities

Dr. Nash explained that Ordinance #O-40-19 proposes to change the Maintenance Facilities Capital Improvement Program description that is currently adopted to allow the Public Works Maintenance facilities to be relocated to 39 Hudson Street from its current location on Spa Road. Under State law, the PC is required to approve the location changes, character and consistencies of public buildings to ensure compliance to the Comprehensive Plan recommendation. She described how moving the facilities complies with Comprehensive Plan recommendation. She concluded that the site has already been graded so is stabilized and Public Works will be developing within the existing limit of disturbance and stormwater will be treated at 125% not 100% on site.

Ms. Patrick explained noted that the proposed site is good for Department of Public Works (DPW) operations and the intent is to make this an environmental showpiece. She explained that the location will house the DPW fleet maintenance, utilities and services divisions. There will be approximately 60-70 employees located at this site. She responded to questions from the PC.

Mr. Waldman expressed concern that the one drainage pit would not be sufficient so would like Public Works to return to the PC when they have a final site design. The applicant agreed to return once the final design is in place.

Ms. Butler expressed concern regarding compliance with the current Forest Conservation Act (FCA) and the location of the salt dome and Ms. McKeown responded that the goal is to not have salt drain into the stream so agreed to have their designers to take a second look at other alternate locations for the salt dome. Mr. Smith indicated that he didn't think the new applicant would have to meet the new FCA to provide more afforestation.

Public testimony opened at 7:52pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition	Commented On
Alderman Arnett	Ward 8			X
Robert Worden	30 Murray Avenue	X		X

No one else from the public spoke in favor or opposition to this Ordinance so **Chair** Waldman declared the public testimony closed at 8:05pm.

Voting

Vice Chair Sale moved to approve Ordinance #O-40-19 that amends the Capital Improvement Program budget description to allow the relocation of the Public Works facilities from Spa Road to Hudson Street. Mr. Herald seconded the motion. **Passed 6-0.**

Findings

Mr. Herald moved to approve the findings for Ordinance #O-40-19 as written. **Vice Chair** Sale seconded the motion. **Passed 6-0.**

Chair Waldman accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Staff Memorandum dated January 29, 2020 with attachments
B	Camp Walk (1861-1864) Map

2. Ordinance #O-39-19: Accessory Dwelling Units - CONTINUATION

Mr. Waldman explained that this ordinance was continued from the January 2, 2020 meeting to allow staff opportunity to respond to questions raised by the PC regarding this legislation.

Dr. Nash provided the PC with responses to the questions. She distributed copies of a map, a table that includes a breakdown of each zoning classification, total parcels, ADU Eligible Per Bulk Regs and Percent of Properties. She also provided an email from Ms. Debra Dillon and a letter of opposition from Mr. Stephen Rogers.

Public testimony opened at 8:26pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition	Commented On
Alderwoman Tierney	Ward 1			X
William Reichardt	717 Bay Ridge Avenue			X
Joyce Roper	513 Sixth Street			X
John Hammond	141 Monticello Avenue		X	
Cory Bonney	430 First Street		X	
Jackie Wells	201 Severn Avenue		X	
Alderman Gay	Ward 6			X

No one else spoke in favor or opposition to the Ordinance, Mr. Waldman declared the public testimony closed at 9:15pm.

Voting

Mr. Herald moved to recommend to the City Council that the PC is unable to recommend approval of the ordinance in its current form noting that there was a productive discussion with the authors and community as to what significant features that need to be incorporated in the ordinance. Ms. Butler seconded the motion. **Passed 6-0.**

Chair Waldman accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
B	PC Questions and Responses
C	Debra Dillon Email dated February 6, 2020
D	Distribution of ADU Lot Size Eligible Properties and Table of Zoning, Total Parcels, ADU Eligible Per Bulk Regs and Percent of Properties
E	Accessory Dwelling Units submitted J. Hammond

Mr. Herald agreed to prepare the findings.

1. Election of Officers

Mr. Herald moved to nominate Mr. Waldman to serve as Vice Chair of the Planning Commission. Vice Chair Sale seconded the motion. **Passed 5-0.** (Waldman abstained from the vote)

Mr. Iams moved to nominate **Vice Chair** Sale to serve as Chair of the Planning Commission. Ms. Butler seconded the motion. **Passed 5-0.** (Sale abstained from the vote.)

G. ADJOURNMENT

With there being no further business, Mr. Herald moved to adjourn the meeting at 9:50pm. Mr. Pline seconded the motion. **Passed 6-0.**

Tami Hook, Recorder