



**City of Annapolis**  
**Planning and Zoning**  
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**Maritime Advisory Board**  
VIRTUAL PUBLIC MEETING  
June 16, 2020

The Maritime Advisory Board (MAB) of the City of Annapolis held its regularly scheduled meeting as a virtual public meeting on June 16, 2020. **Chair** Lomax called the meeting to order at 7:03pm.

**Members Present:** **Chair** Lomax, **Vice Chair** Allan, Hood, Franke, Wildey, Gosselin, Fegley, Tomasini

**Members Absent:** Trogon, Woodward

**Staff Present:** Harbormaster Bellis, Hope Stewart, Ashley Leonard

**Guest Present:** Alderman Arnett, Jon Arason, Phil Dales, Joe Devlin

**II. MEETING MINUTES OF PREVIOUS MEETINGS**

**A. May 19, 2020 Meeting Minutes**

Mr. Hood moved to approve the May 19, 2020 meeting minutes as written. Mr. Fegley seconded the motion. The motion passed unanimously in a vote of 7-0. (Tomasini abstained from the vote.)

**III. REGULAR/OLD BUSINESS**

**A. AACO MIAB Update**

Mr. Franke reported that the AACO MIAB held a virtual meeting on June 1, 2020 and reported on the Economic Study delays noting that the delivery date is undetermined at this point. He explained that Dr. Barker reported that the NDZ is proceeding much faster than anticipated so could be complete by August 2020. Mr. Barker indicates that AACO has provided \$800,000 for an education program which he suggests be administered by the Severn River Association.

**B. Economic Development Update**

Ms. Stewart reported that the recovery zones have launched and gave kudos to Mr. Tomasini on his help with the Eastport recovery zones. As it relates to the Small Business Recovery Task Force, Ms. Zellers has drafted recommendations from the Maritime subcommittee so look for the final report to be out in July 2020.

**C. Comprehensive Plan Meeting**

Mr. Hood reported that the Comp Plan has been delayed due to the COVID-19 event.

**D. City Dock Action Committee Update**

**Chair** Lomax reported that there was a virtual town hall on the City Dock Action Committee update in order to try to engage additional activities on City Dock specifically charter fishing. There was also an update on the City Dock reopening plan and the Hillman Garage construction timeline.

**E. Severn River Restrictions**

Mr. Tomasini reported that there has been no response to the application. It was noted that buoys posted with notices were placed in the water.

**G. NDZ Application Update**

This was addressed under AACO MIAB Update.

**H. City Dock Reopening**

**Chair** Lomax reported that the waterways were crowded and there seems to be a few more irresponsible boaters/paddle crafters than usual particularly who were ignoring the six miles per hour restriction.

**I. Legislative Review – O-15-20 – WMM Zoning Changes**

**Chair** Lomax distributed the letter from Mr. Devlin on behalf of Annapolis City Marina (ACM) to the MAB and a copy to Alderman Arnett so all have received a copy.

Mr. Devlin, Counsel to ACM, has worked with Alderman Arnett to develop Ordinance #O-15-20 that was introduced to Council. He described the methodology of the proposed ordinance that is intends to allow some flexibility as it relates to professional offices. He provided background noting that ACM has been in its current location since the early 80's and their largest maritime office tenant is Environmental Protection Agency (EPA) that occupies approximately 30,000 square feet of building's office space has tendered their intention to leave in February 2021. In addition, the tenant that was occupying 3,500 square feet tenant left in August 2019. As a result, ACM took an aggressive marketing approach that has not yielded any interested tenants. The concern is because of the requirements on the property it is limiting the ability to draw tenants so ACM would like to add professional office in an effort to draw tenants. He noted that adding professional office space will not change the visual character of the property but will allow ACM to fill the space faster. Ordinance #O-15-20 was narrowly drafted with triggers that if ACM would maintain the marina and fuel dock then it could get additional 30% of professional office space for use in its office building. He said that this is a good opportunity because unfortunately "the market is not there for the maritime."

Mr. Arason added that ACM has to stay as a conditional use if this ordinance is not approved because ACM lacks the triggers to allow have a non-maritime professional office. The way the Ordinance is drafted would allow ACM operations to become a permitted use. The ordinance will help the other zoning designations as well.

Each of the MAB members weighed in on the proposed Ordinance. However, Mr. Fegley noted that as a maritime tenant, it is becoming more progressively difficult for any marine business to stay in Annapolis and if lost it will be to everyone's detriment. **Chair** Lomax noted that the MAB has circulated its opinion on this matter to the Office of Law so do not plan on changing its recommendation but will supplement the legislative referral with specific recommendations that can be included in a comprehensive review as well as asking that this be completed within 60 days.

Alderman Arnett gave a status update of the legislation and noted that he read the MAB recommendations. The legislation is undergoing some changes for improvement and is scheduled to be reviewed by Planning Commission once those changes are completed. The Council is still collecting information and reviewing the Office of Law's opinion on the Ordinance.

Mr. Dales provided comments from the Annapolis Maritime Progress and Sustainability (AMPS) group of seven property owners. There are four marinas within those seven properties and the main goal is to address the needs of these eight property owners that are similar to the needs of the ACM who are losing maritime tenants. He believes that the other zones specifically the WME and WMI should be able to take advantage of this Ordinance's proposal.

**Chair** Lomax restated the four primary goals under consideration is:

- 1) To the maximum extent possible, maintain maritime uses exterior to existing/new buildings while permitting flexibility of uses within existing/new building;
- 2) Maintain the views to the water from adjoining neighborhoods;

- 3) Maintain views from the water reflecting a maritime waterfront character and ambience;
- 4) Create a business environment reflective of the current maritime economy that is consistent with individual properties and permitted uses that is fair and equitable across the WMM, WME and WMI zoning districts.

Other recommendations for consider:

- Eliminate the distinction between pre and post 1987 structures;
- Establish equal percentage in all three zones for general and professional office uses;
- Parking requirement for general and professional offices be consistent at one space per 300 square feet of office space;
- In some of the zones, on land boat and marine equipment and display are permitted while in other zones it is not;
- On land storage units are for maritime tenant and strip use only so should be consistent;
- Restaurant uses in marinas with transient dockage be classified as a maritime uses or take it out of the equation entirely, this is an adjunct to a commercial marina.
- Reduce the tax rate to assessed values consistent to the uses
- The ability for a full service restaurant in the WMI zoning subject to standards;
- Non maritime and reception type activities in WMI subject to standards;
- Overnight accommodations for students;
- Bike and Paddlecraft rentals and similar type for existing boater and marina tenants
- Appropriate triggers for non-maritime with penalties for loss of triggers;
- Review the current table of uses for inconsistencies;

Ms. Gosselin added that there should be special consideration for marinas that have fuel docks and accommodate the retention of these fuel docks on both creeks. Mr. Fegley also want to include a provision for looking out for the tenants and landlords including their concerns during the discussion and recommendations.

Mr. Franke moved to adopt the goals and recommendations the MAB drafted above regarding Ordinance #O-15-20. Mr. Hood seconded the motion. The motion passed unanimously in a vote of 8-0.

**IV. NEW BUSINESS:**

There is none.

**V. DEFERRED MATTERS:**

There was none.

**VI. ADJOURNMENT**

**The next meeting is scheduled for Tuesday, July 21, 2020.**

With there being no further business, Mr. Hood moved to adjourn the meeting at 8:52pm. Ms. Wildey seconded the motion. The motion passed unanimously in a vote of 8-0.

Tami Hook, Recorder