



City of Annapolis
Department of Planning & Zoning
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Planning Commission
VIRTUAL PUBLIC MEETING
August 26, 2020

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled public meeting on August 26, 2020 as a virtual meeting. **Chair** Sale called the meeting to order at 7:04p.m.

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

Staff Present: Dr. Sally Nash, Joel Braithwaite-Assistant City Attorney, Thomas Smith,

Others Present: Christopher Beard-Counsel to the Board

B. APPROVAL OF THE AGENDA

Vice Chair Waldman moved approval of the agenda as written. Mr. Pline seconded the motion.
Passed 4-0.

C. APPROVAL OF MINUTES

1. July 22, 2020 Meeting Minutes

Mr. Pline moved approval of the July 22, 2020 meeting minutes as written. **Vice Chair** Waldman seconded the motion. **Passed 4-0.** (Iams not present at vote)

D. APPROVAL OF FINDINGS

1. SDP 2019-002: 106-108 Annapolis Street, LLC Findings

Vice Chair Waldman moved approval of the findings for 106-108 Annapolis Street, LLC as written. Ms. Butler seconded the motion. **Passed 4-0.** (Iams not present at vote.)

E. MISCELLANY

There were none.

F. PUBLIC HEARINGS

1. Park Place Planned Development, #PD2018-002: CONTINUED FROM 7/22/20

Chair Sale noted that this application was continued from the July 22, 2020 meeting to allow for a briefing from the Applicant on the amendments to the application.

Mr. Hyatt explained that the PC provided some feedback on a number of items after the July 22, 2020 meeting. He noted that Ms. Fogarty will summarize these changes and there will be additional testimony from Mr. Schuman on the two traffic modifications to be followed by comments from Mr. Schmid.

Ms. Fogarty summarized the amendments made since the last meeting noting that the team identified all the pedestrian and safety measures for the two traffic modification options; the stormwater management and pervious surface questions will be addressed; and lastly, there was a condition added to allow the

planning staff to work with the applicant on the details if the circle moves forward. She discussed the community engagement and support specifically the letters of support. This project is compatible and contributes to the community; provides economic and environmental sustainability; improves existing stormwater treating 98% of impervious surface area. The most important feature is it improves the transportation network will include sidewalks, pedestrians activated signals, crosswalks on Taylor Avenue, safe connections on Poplar Avenue and speed reduction as well as improved traffic flow. The project will benefit the entire community.

Mr. Schuman explained that to address pedestrian safety measures on the two options, there will be two flashing beacons at the pedestrian crossing will be in both directions to identify the crossing and another flashing beacon near the dry cleaners entrance; installation of a fence and landscaping in addition to removing the Poplar Trail to minimize illegal crossing; shift the striping areas further to the west to get a protective pedestrian crossing to provide a 5-foot raised median for a safety buffer. He briefly discussed some of the other improvements such as sidewalk widening, a raised median to slow traffic; regrade for better sight distance visibility, a dedicated left turn into Loew's Access Road; restricting left turn out of Loew's Access Road; the traffic circle plan will have the same pedestrian improvements as well. Finally, he addressed the stormwater management specifically noting that permeable pavement was ruled out but it was replaced with other alternate stormwater options so the application exceeds or meets the stormwater management requirements as well as the critical area requirements.

Mr. Schmid explained that the proposal satisfies the standards of the traffic impact study, traffic mitigation and improves pedestrian safety. He briefly discussed some of the changes made to improve traffic flow and pedestrian safety.

Mr. Hyatt requested that the PC approve the proposal because it complies with Comprehensive Plan and there are features that will make the traffic and pedestrian flow more safely than it is today.

Voting

Chair Sale moved to include in the conditions, Condition #25 that 75% of the surface area of the parking lot be concrete instead of asphalt. Ms. Butler seconded the motion. **Failed 3-2.** (Butler and Iams dissent)

Vice Chair Waldman moved approval of the application subject to the 17 conditions noted in the staff memorandum and with the addition of the following conditions:

Condition #18: The "circle" alternative at the Poplar Path-Taylor Avenue crossing is preferred to the "island" alternative. Whichever alternative is chosen, it shall be constructed largely in accordance with the amended drawings submitted on August 18, 2020.

Condition #19: The applicant shall make a financial contribution to the City in a maximum amount of \$20,000 for the sidewalk right-of-way acquisition and construction of sidewalks along Taylor Avenue towards Cedar Park. See APF Attachment D.

Condition #20: The northern "pork-chop" island shall be extended southward to the maximum extent possible to reduce left turns from the Access Road onto Taylor Avenue.

Condition #21: The third pedestrian-activated light shall be located for the maximum safety of pedestrians.

Condition #22: The sidewalk along Taylor Avenue from the Access Road to the Admiral's Cleaners entrance shall be buffered from the road curb by 5-feet.

Condition #23: The "shortcut" to the Poplar Park Path shall be fenced and landscaped for minimal maintenance needs.

Condition #24: That an easement for pedestrian and bicyclist use according to Exhibit "G" shall be granted to the City and the final language that carry out this provision shall be depicted on the final record plat.

Mr. Pline seconded the motion. **Passed 3-2.** (Butler and Iams dissent)

The PC received the following public comments that was accepted into the record after which Chair Sale declared the public testimony closed.

The following written public comments were received during the public comment period.

Name	Address	In Favor	In Opposition	Commented	Comment Type
Kevin and Colleen Zelenakas	727 ½ Rosedale Street		X	X	7/22/20 Email
Rick Erber	729 Rosedale Street	X		X	8/14/20 Email
Alderman Tierney	Ward 1	X		X	Verbal

Chair Sale accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
F	Hyatt and Weber, P.A. Letter dated August 18, 2020 with attachments
G	Pline Easement Letter dated August 26, 2020

2. Ordinance #O-19-19: Adequate Public Facilities – ZTA2020-004

Dr. Nash noted that Ordinance #O-19-19, Adequate Public Facilities was submitted a year ago but was pulled for reworking so what the PC is seeing at this meeting is the amended version. She explained that the ordinance establishes standards for determining adequacy of existing roads and intersections within a specific distance of a proposed development project. It will codify what is in the Code regulations in order to bring Title 22 in uniformity.

The following verbal public comments were made, however, the record will remain open to accept additional written testimony until September 3, 2020 at which time the PC will deliberate and vote on the project.

Name	Address	In Favor	In Opposition	Commented On	Comment Type
Alderman Tierney	Ward 1		X	X	Verbal

Chair Sale accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Staff Memorandum dated August 17, 2020

3. Ordinance, #O-29-20: Small Cell Systems Zoning Text Amendment, #ZTA2020-005

Dr. Nash presented Ordinance #O-29-20 that establishes the standards for use for the installation of small cell systems and accompanying equipment to allow for 5G connectivity. She noted that there has been a growing interest from the cell phone companies to install these types of technologies in the right of ways where the appropriate equipment already exists. She explained that the City Code does not include language about these types of uses so this Ordinance will set the standards and fees for it. Companies will be required to have a lease agreement, a permit, and bond before being allowed to install these technologies. She noted that there are two resolutions for the fines and the fees that will travel with this Ordinance.

The following written public comments were received, however, the record will remain open to accept additional written testimony until September 3, 2020 at which time the PC will deliberate and vote on the project.

Name	Address	In Favor	Commented On	Comment Type
Zoe Johnson	181 Wainwright Road	X		8/26/20 Email

Chair Sale accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Staff Memorandum dated August 18, 2020

4. Newtowne 20 Final Record Plat

Vice Chair Waldman moved to approve the final record plat for Newtowne 20 as presented. Mr. Iams seconded the motion. **Passed 5-0.**

G. ADJOURNMENT

With there being no further business, **Vice Chair** Waldman moved to adjourn the meeting at 10:39pm. Mr. Pline seconded the motion. **Passed 5-0.**

Tami Hook, Recorder