



City of Annapolis
Department of Planning & Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2535

PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Planning Commission
VIRTUAL PUBLIC MEETING
September 3, 2020

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled public meeting on September 3, 2020 as a virtual meeting. **Vice Chair** Waldman called the meeting to order at 7:05p.m.

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

Commissioners Absent: **Chair** Ben Sale

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

Others Present: Christopher Beard-Counsel to the Board

B. APPROVAL OF THE AGENDA

Vice Chair Waldman moved approval of the agenda as amended to move the Park Place findings to after the approval of the minutes. Mr. Pline seconded the motion. **Passed 4-0.**

C. APPROVAL OF MINUTES

1. August 26, 2020 Meeting Minutes

Mr. Iams moved approval of the August 26, 2020 meeting minutes as written. Ms. Butler seconded the motion. **Passed 4-0.**

D. FINDINGS

1. Park Place-Hotel Opinion

Mr. Iams moved approval of the Park Place-Hotel opinion as written. Mr. Iams seconded the motion. **Passed 4-0.**

Vice Chair Waldman accepted the following exhibits into the record.

| Exhibit Number | Exhibit Types |
|----------------|------------------------------------|
| H | Photograph of Park Place Sidewalks |

E. NEW BUSINESS

1. HACA: An Introduction of the Changing Landscape of Affordable Housing Presentation

Ms. Maddox shared a PowerPoint presentation on the HACA Changing Landscape of Affordable Housing and opened with discussing the Annapolis' Changing Landscape that included demographic growth; the need for workforce housing; and the need for housing after HACA. She went on to discuss the Sampling of Housing Authority Redevelopment Options and why HACA is pursuing redevelopment. She explained that the redevelopment project will be completed in two Phases, Phase One-Redevelopment will include Newtowne 20 (2-3 years), Morris Blum (3-4 years) and Annapolis Gardens (3-4 years). Phase Two-

Redevelopment will include Eastport/Harbor House, Robinwood and Bloomsbury Square will take 5-8 years. She concluded by discussing the redevelopment stakeholders (Residents, Housing Authority, HUD, Developers/Investors/Lenders, and City/Community Leaders); what would be necessary to assist the HACA in achieving its goals; and the Toolkit Examples for Housing Production/Preservation.

After the presentation discussion the PC suggested that Ms. Maddox coordinate with staff on a work session with the PC to discuss the Eastport Terrace/Harbor House Choice Community grant specifically in what it will take to move this project along.

- 2. **Resolution #R-41-20 Small Cell Systems Fee**
This legislation accompanies Ordinance #O-29-19.
- 3. **Resolution #R42-20 Small Cell Systems Fines**
This legislation accompanies Ordinance #O-29-19.

F. OLD BUSINESS

- 1. **Ordinance #O-19-19: Adequate Public Facilities – ZTA2020-004: HEARING CONTINUED FROM AUGUST 26, 2020**

Chair Waldman noted that this is a continuation of the public hearing on Ordinance, #O-19-19 and asked staff if there were any additional comments received during public comment period to which staff responded no. The PC decided to leave the public comment period open. The PC discussed the comments prepared by the Chair regarding this Ordinance. After the discussion, the PC decided to continue the public hearing to the next meeting to allow for the rewriting of the comments on this Ordinance.

Ms. Butler moved to continue the public hearing until the September 23, 2020 meeting. Mr. Pline seconded the motion. **Passed 4-0.**

- 3. **Ordinance, #O-29-20: Small Cell Systems Zoning Text Amendment, #ZTA2020-005: HEARING CONTINUED FROM AUGUST 26, 2020**

Vice Chair Waldman noted that the PC is tasked with making a recommendation on Ordinance #O-29-20 for submittal to City Council. He received a comment from Naval Support Activity Annapolis (NSAA) that he responded to and Ms. Johnson was invited to explain the need for these types of systems in Annapolis.

Ms. Johnson, Installation Community Planning Liaison Officer, explained that the NSAA does not have any concerns with this Ordinance but would like to ensure that moving forward that they are able to continue to screen as well as have an understanding of any new systems/technologies that are being installed near the Naval Academy property to determine if there would be any frequency interference or impacts on operations. She reviewed the ordinance to identify areas that could be improved. She noted that the NSAA would like to be made aware of pending/proposed projects and to ensure that the details of installation would be included in the application. She responded to questions from the PC.

Ms. Butler moved to continue this public hearing to the next available and appropriate opportunity to meet to allow for further review and edits. Mr. Iams seconded the motion. **Passed 4-0.**

The PC received one public comments during the public comment period so **Vice Chair** Waldman declared the public testimony closed.

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

4. Miscellaneous

Ms. Butler asked that the website be updated to remove Mr. Matthews and Mr. Herald since they are no longer on the PC because there someone who was interested in becoming a member but thought there was no seats available.

G. ADJOURNMENT

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

Tami Hook, Recorder