

Planning & Zoning Commission

Minutes

October 1, 2019

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, October 1, 2019 at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

**Commissioners in attendance:** Gene Lauer, Chairman, Hubert Trego, Chan'Tay Nelson, Mary Losty, Jerry Burroughs, William Craig and Marshall Rickert.

Absent: NA

**Other in attendance included:** Pat Escher-City Planner, Herve Hamon-Planner 1, Patrick Thomas-City Attorney, Dave Cannon-Council liaison

Chairman Lauer called the meeting to order at 6:00 p.m. and asked for a moment of silence.

**Approval of the Agenda**

Motion to approve agenda by Losty and seconded by Burroughs, all favor

**Approval of Minutes**

August minutes - motion to approval of minutes was made by Comm. Burroughs motion and Comm. Losty seconded the motion. All in favor. Abstain from Comm. Rickert

September minutes - motion to approval of minutes was made by Comm. Craig and Comm. Nelson seconded the motion. All in favor.

**Old Business**

**PZ 2019-010** – Car Wash signage program – 305 Sunburst Highway.

Staff reported the application for the sign has been in since summer and now the applicant has proposed detail what they will like to have. She showed the proposed design and the City does not allow the pole signage anymore. The applicant would like to keep the pole sign that is on the property and just change the facing. After two years, the applicant will come back to this Commission with a new design for the pole sign and will take down the poles. He will be removing a lot of signage on the property.

The Commission had concerns that the 80+ square feet for the previous owner and this new owner only has 51 square feet of signage. Staff stated that within the two-year time frame it will be going

down to the 32 square feet of signage with a monument sign. The applicant can keep the pole signage for right now for the next two years and then he will construct a sign that will comply with our existing code and 32 square feet with the maximum of eight feet high.

Johnathan Ackaoui, the applicant and representative of Go Wash presented his requests to the Planning Commission. He would like to have drivers traveling both from the east to west on Route #50 to be able to see his facility, and therefore would like to have the signage on both sides of the building. He will be removing the message board. The smaller monument sign and signage at the rear of the building. He would like to keep the pole sign for two years due to the extensive costs of the refurbishment of the car wash, after which, he will replace it with a monument sign pursuant to the UDC.

Comm. Trego asked about the green frame structures on the side of the lot? Applicant spoke that they were the vacuums for those clients who will be need them.

Chairman Lauer recommends having the applicant to move forward. A motion by Comm. Rickert with the conditions the staff has placed on them for the signage and second by Comm. Losty to have them move forward. All favor.

#### **PZ 2019-011 – Cambridge Marketplace Phase 3 – Preliminary Plan – University of Maryland Shore Medical Center**

Staff spoke that landscaping for the sight, and the building has been rotated on the site, which pulls it forward to Rte. 50 and reduced some of the parking in the front. More efficient with the isolation of the EMS facility. The reorientation of the building improves the visibility form Rte. 50. Landscaping requirements are for the most part meet, with some additional plantings as shown in the enclosed graphic. Staff recommends the hospital look at adding some additional sidewalks. Regarding the landscaping plan, some of the planting islands are not as wide as the code requires and there are some other minor changes needed to be made. The Commission will need to grant relief from sections # 6.2.1.4 d 2 & 3 e & g, as indicated in the staff report.

Comm. Ricker asked about the City Engineers comments. Consideration should be given to widening Wood Road from Rite-Aid to the new entrance to match the cross-section adjacent to Rite-Aid. Staff stated City Engineer, George Hyde and the Medical Center engineer will be discussing this issue. Other Commissioners had concern about the safety and drainage in that area on the Wood Rd entrance.

Mr. Hamon presented the progression of the building architecture from the onset to the current proposal. The building has been rotated 90 ° from the original plan, the impact of this reorientation allows for the building to provide a terminus for Cambridge Marketplace Blvd and engage the shopping center. There was discussion about making the building less generic and providing elements that relate to Cambridge. Architectural discussion continued with ideas for the treatment of the corners and façade. The current design is very long and linear. Mr. Hamon proposed some other treatments

to break up the scale of the architecture near the main entrance of the building. Window treatments and others. Shore Health wants some similarity with their other buildings on the Shore, but the City would want some design elements that relate to Cambridge. This Commission and staff will meet with the architect at a later time.

Ron Showalter, the attorney representing the hospital, wants to work with this Commission, but the hospital wants to retain their client's standards.

Kevin Shearon, a civil engineer for the project, discussed the site layout. They propose to have a two-story free-standing medical facility, with a helipad. Ground floor foot print of 44,000 square feet, with total building having 81,000 square feet. Access from Woods Road and Route #50, with a 3<sup>rd</sup> access for ambulances only. Pedestrian access at each side of the building except at the ambulance entrance only. Parking areas for all, will be 362 spaces with 14 being for handicap. Stormwater management for the site will be about seven areas around the building and parking areas before getting to the river. Woods Road will have an altered curb line to go all the way to our entrance. There will be all public utilities to the building. They will continue to work with staff over the landscaping issues.

David Watts, project architect stated that they want the client and the community to both be happy with the building and would look at some potential revisions, but the hospital wants their buildings to be similar.

Comm. Rickert commented on the front façade facing west into the mall and wanted to discuss the elevations on the side that faces Route #50 which will be most visible. Mr. Watts indicated that is the area of the potential expansion and therefore was designed as such in anticipation of that addition. The façade facing Wood Road is for the ambulance service entrance only and not for the public, so we would not want it too be inviting for the public. Rear area of the building will have blackout windows that will not be used from the inside. Staff had shown the picture of that side of the building. Staff would like to get with Watts to come with other ideas to give the building a more Cambridge flavor.

Staff recommends approving the site plan with recommended conditions from the PZ Commission, Fire Department and City Engineer, motion by Comm. Losty and seconded by Comm. Burroughs. All in favor.

### **New Business**

PZ 2020-002 Leonard's Lane Concept Plan – Façade Improvements for Future Commercial Use.  
715 Leonards Lane

Staff comments on the applicant wanting to improve the front leaking door and make improvements on it. Retrofit of the existing site. Staff recommends that we allow them to move forward with the façade of the building to the conceptual approval and then in the future when the applicants know what commercial use will be located there, they will come back with the preliminary proposal.

Motion to take go forward with-it façade by Craig and second by Losty. All in favor.

### **Public Hearing**

NONE

### **Discussion Items**

#### **Trash Enclosures at the Cambridge Marketplace**

Staff stated that dumpsters need to be screened in by a wall, fence and/or landscaping by the UDC standard code. Starbucks is up to code and the Taco Bell is up to code for their dumpster sites. Majority of dumpsters in the area like Shoal Creek and the Wawa area are up to code. We are looking at the Wendy's plans that location and color of the enclosure.

Ryan Showalter stated that the Wendy's site is directly adjacent to and in the front of the medical building and about the concern with the wall coverings for the dumpster to painted cinderblock from the wood grain siding on the wall to match the Wendy's building in the original plans. Staff spoke that the different restaurant sites need to be similar, with the wall and landscaping to make them less noticeable.

Staff continued that the grey color for the wall was because it fades away when you put landscaping near it. Ryan Showalter stated that the hospital wants to have Wendy's have the same material and color as the building. Staff will speak to Fairchild and to Wendy's about going back to the original design for the dumpster enclosure.

#### **Murals in the City**

Staff spoke that a mural just appeared in the downtown historic area just before Ironman and it did not come before the HPC Committee. And the added overhead lights at Minty's Cafe, which were not approved beforehand. UDC states that signs or public art can may be painted on any wall but needs to comply with the sign code. Harriett Tubman mural recently installed downtown was approved by this Historic Preservation Commission and it takes up the whole side of building. It has no verbiage, so therefore it is public art, not signage.

Chairman Lauer stated that a mural is a free speech issue and if the mural is a sign that would uphold as sign ordinance, however a mural is art and does not advertise a business, Constitutional approved. Blue Ruin is definitely a sign, by having its name on it. Staff stated 1<sup>st</sup> amendment, a mural is public art with no advertising on it. Comm. Craig stated that we need to change the UDC to state that a mural need to be reviewed and permitted by this Commission before going up. Comm. Rickert asked staff to have some more research on this, with defining a mural separate from signs.

#### **Lighting at Minty's Cafe – 822-824 Locust St**

Staff stated that the mini lights in the back yard of the building are prohibited by the UDC, as they are considered in the signage portion of the UDC, prohibiting the strings of lights. Comm. Craig does

not see a problem with having the lights in the rear. Chairman Lauer stated to change the language to state that except to have the lights in a restaurant setting with outdoor seating. Comm. Rickert suggested that staff comes back to this Commission with a recommendation to amend that wording to allow strings and other lighting there. Residential area to consider.

Comm. Trego spoke that the lights on Poplar St will be on a timer and to be off by a certain time and with Minty's she is willing to do the same thing. She spoke that 9 pm will be the off time. Losty loves all the things happening at Minty's. Owner can keep them up until this Commission makes the correction to the UDC as well has Carmela's

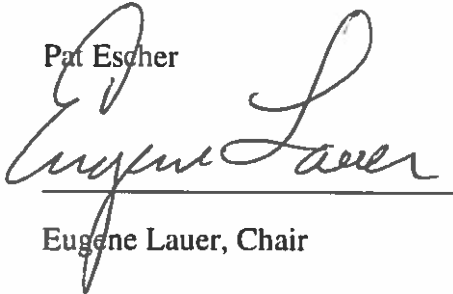
All Commissioners agree to have the light issue taken out of the Sign portion of the UDC.

Barbara Knapp 325 West End Ave – stated that she has a deck and she wants to put up lights on her residence. Commission said that she will be fine in her own back yard.

Comm. Lauer asked for a motion Comm. Nelson second by Comm. Craig to adjourn the meeting. Unanimously moved.

Respectfully submitted,

Pat Escher



Eugene Lauer, Chair

4/5/19  
Date Approved

