

Planning & Zoning Commission

Minutes

November 5, 2019

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, November 5, 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 was approved acknowledging that the Concept Plan for the mixed-use building on Pine Street was deferred to December at the applicant's request.

Approval of Minutes

October minutes - approved as submitted

Old Business

1. PZ 2017-021 and BOA 2018-002 421 Maryland Avenue. The property owner, Jim Schneider, stated that he was having difficulty with getting the middle unit occupied as a professional office, even despite having promoted a low rental rate. He discussed the construction progress that he was making on the two residential end units. He wanted to convert the middle unit to a residential unit and wanted to know if the Commission would be open to amending the Special Exception Permit.

The Commission commended Mr. Schneider on the work that was being done on this very prominent building. The Commission discussed this matter offering some suggestions to make the project more viable by perhaps making the end unit on the corner the commercial unit. The Commissioners recommended that he complete the project and then market the property. If he was still having difficulty, he could then come back to the Commission to discuss the matter. A motion was made by Commissioner Burroughs to that fact and seconded by Commissioner Rickert.

New Business

NA

Public Hearing

NA

Discussion Items

2. Medical Cannabis - A request to review locations for medical cannabis distribution to be allowed in the downtown area. Dr. Allen Hawkins made a presentation with his justification for allowing this use in the district. Some Commissioners raised some concerns with respect to the marketing strategies that he proposed in his narrative, stating this is a very serious matter and had concerns whether this was an appropriate use for the downtown. Comm. Rickert raised concerns with respect to the state-imposed limitation for these uses based on Senatorial Districts and that perhaps there were no more licenses available for our district. Mr. Hawkins believed that there were additional licenses available as the state made some accommodations for minority run businesses.

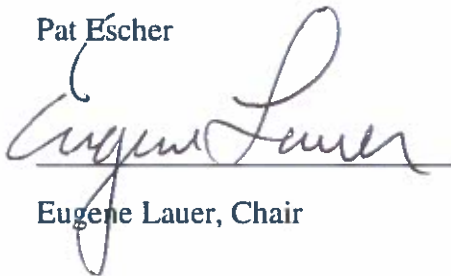
The Commission directed Dr. Hawkins to secure a license and come back to the Commission at that time to continue the conversation. Mr. Hawkins indicated that he would secure the licenses by the end of the week and get together with staff to discuss the next steps.

3. Text Amendment for overhead lights for outdoor dining and in rear yards of residential zoning districts. The proposed ordinance was presented to the Commission. Comm. Losty had one correction and Comm. Craig requested clarification regarding rear yards. The Commission directed staff to move the item forward with a public hearing.

Comm. Lauer asked for a motion to adjourn the meeting. Unanimously moved.

Respectfully submitted,

Pat Escher



Eugene Lauer, Chair



Date Approved