

Planning & Zoning Commission

approved -

Minutes

February 4, 2020

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, February 4, 2020 at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

Commissioners in attendance: Gene Lauer, Chairman, William Craig, Vice-Chair, Hubert Trego, Mary Losty, and George Breig.

Not in attendance: Jerry Burroughs and Chan Tay Nelson

Others in attendance included: Pat Escher-City Planner, 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. The motion was made by Comm. Losty and 2nd by Comm. Trego. All approved.

Approval of Minutes

January minutes with corrections which staff will email to everyone.

Old Business

PZ 2016-008 Preliminary Plan for a Mixed Used Building at the corner of Pine and Wells Streets consisting of a convenience store with two apartments above.

Staff gave a brief presentation and discussed some of the Fire Department's comments with the Planning Commission. Staff indicated that the City was excited about this project as it will enhance the revitalization work being done in the Pine Street Neighborhood. Mr. Crosby, the project architect, spoke briefly about the project and asked if the Commission had any questions.

Comm. Craig inquired about the property boundaries. Mr. Crosby indicated that a survey was done to ensure the accuracy of the site plan. There was some hope to buy the property directly behind Mr. Beasley's site, but things did not work out. Mr. Beasley will be the store manager and will rent out the two apartments above for about \$1,300,000 dollars a month for each unit.

Motion to approve the preliminary for this project, with inclusion of the staff comments by Comm. Craig and seconded by Comm. Losty. Approved unanimously.

PZ 2019-002 – Preliminary Plan for Industrial use on Chesapeake Drive – AquaDams

Staff discussed the proposal and gave a brief description of the business operation; it is a product that works pretty much as the name indicates. These are large rubber structures that are placed on a job site, then filled with water. They are used on sites that have riparian issues, such as the repairing a bridge in a river or they may be used as temporary flood mitigation and prevention. In addition to storing these dams on site, there will be a series of greenhouses used to grow plants that are used to revegetate a site after the work has been completed.

Chairman Lauer requested that staff enumerate the landscape modifications that were being requested. Staff went through the modifications as they related to parking islands, tree coverage, plantings adjacent to the building and was recommending approval due to the unique nature of the use and the industrial nature of the site.

Comm Craig inquired about the lot consolidation. Staff responded that it would be done as part of the final site plan process.

Comm. Losty asked if the applicant had met with the Fire Department. The applicant has not but will meet as part of the final site plan process.

Jared Beyer, with Lane Engineering, had some questions regarding some of the landscape comments. Staff answered his questions.

Comm. Trego wanted more detail about the color of the buildings and Jared indicated that he would get more information to staff.

Colors will be reviewed by Comm. Losty and Trego.

Motion to approve the preliminary plans for the AquaDams project, subject to staff and the Commissioners comments was made by Comm. Losty and seconded by Comm. Trego. All in favor.

New Business

NONE

Public Hearing

NONE

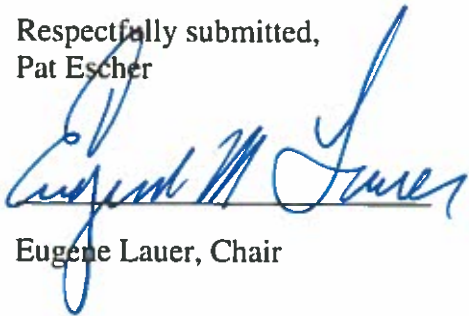
Discussion Items

1. Institutional uses within the Waterfront Overlay Zone. Deferred for now and will be discussed in March.
2. Working Waterfront Plan – areas for adoption, not adoption and discussion. The entire section for signage and way finding was recommended for approval. Some of the broad and more general recommendations may be moved forward, decisions about these topics will be made at next meeting.
3. Elections – Introduction of a new Planning Commissioner, George Breig. He spoke briefly and gave the Commission some of his background.

The Commission then moved on to the elections. A motion for Mary Losty to be Chair and Bill Craig be Vice-Chair was made by Comm. Trego and second by Chairman Lauer. All Commissioners were in favor. Comm. Trego indicated that Mary will be the first woman to hold this position in the more than 60+ years of the Planning Commission. Trego wanted a picture taken of the Planning Commission.

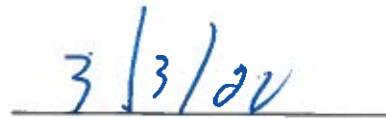
Comm. Lauer asked for a motion to adjourn the meeting. Unanimously moved.

Respectfully submitted,
Pat Escher



Eugene M. Lauer

Eugene Lauer, Chair



3/3/20

Date Approved

