

## Planning & Zoning Commission

### Minutes

June 4, 2019

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, May 7, 2019 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, Chan'Tay Nelson, Mary Losty, and Jerry Burroughs. Not in attendance, Marshall Rickert.

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

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

#### **Approval of the Agenda**

Motion Comm. Burroughs

Seconded Comm Losty

#### **New Business**

1. PZ2016-006 Cambridge Marketplace – Phase 2 Amendment – Preliminary Plan for a Wendy's to be located at the east side of the primary entrance of Cambridge Marketplace

Staff gave a brief presentation regarding this application, stating that the architectural committee has reviewed the revised elevations and believes that the new elevations are much improved and recommends that the Planning Commission approve these plans and move the application to the final site plan stage.

There was some discussion between the Commissioners and the applicant. A motion was made by Commissioner Burroughs to approve, seconded by Commissioner Losty and the motion was approved 6-0.

2. PZ 2019-011 Cambridge Marketplace – Phase 3 – Concept Plan – University of Maryland Shore Medical Center

Staff made a brief presentation stating they had met with hospital to discuss the orientation of the building and provided some different alternatives. Staff discussed the architecture and supported the modern, clean design.

The applicant's representative, Ryan Showalter, provided a brief presentation describing the project and timeline and introduced the project architect, David Watts, who showed more recent elevations of the building. The Commissioners stated that they thought the revised architecture was more in keeping with Cambridge and encouraged them to continue to refine the architecture. Commissioner Craig directed staff to share the draft commercial guidelines that the City had been working on to give them some direction.

The Commissioners stated that they liked the plans and to move forward to a formal application of a Preliminary Plan.

There was discussion about the Working Waterfront Plan and that there were sections that the Commission could not support. Staff was directed to contact DNR and set up a meeting to discuss the process and staff would work with some of the Commissioners to figure which section of the plan the Commission were problematic. The item was deferred to a date in the future.

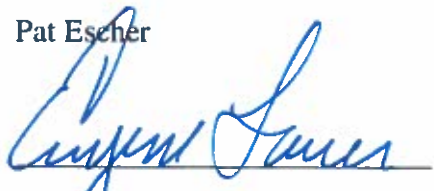
There was discussion about the amount of ADA parking spaces at Goodwill and while the parking shown met the requirements, it was felt that two additional spaces should be provided given the clientele of the Goodwill. That recommendation received full support of the Commission and the applicant, Charlie Fairchild was directed to provide two additional handicapped spaces.

609 Locust Street is within the General Commercial Zoning District and was a professional office for a long time. Prior to that it was a residential structure and is designed as such, both inside and outside. The property owner would like to sell the property but has been receiving interest only in converting it back to a residential use, which is no longer allowed in the General Commercial Zoning District. So, staff has provided some general language that would facilitate this conversion with a series of conditions that would limit the conversion of this use to residential to appropriate locations within the City. Some of the conditions were, but not limited to, that the property was originally a residence, the exterior is residential in nature, the surrounding neighborhood is primarily residential, and the conversion is compatible with the surrounding properties. Staff was directed to put this language into ordinance form and research how much of the General Commercial would be effected by this amendment.

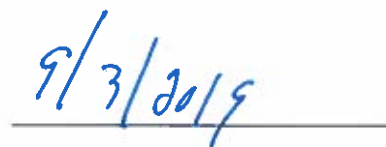
Comm. Lauer asked for a motion to adjourn the meeting. Unanimously moved.

Respectfully submitted,

Pat Escher



Eugene Lauer, Chair



Date Approved