

**Planning & Zoning Commission  
Minutes  
August 2, 2022**

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, August 2nd, 2022 at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

**Commissioners in attendance:** Chairperson Losty, Vice Chairman Craig, Commissioner Lauer, Commissioner Nelson, Commissioner Alrey,  
**Absent:** Commissioner Brown

**Others in attendance:** City Planner Pat Escher, Assistant Planner Carlene Shaw, Dale Price, IT Department, and City Council Commissioner Malkus

**Chairperson Losty started the meeting at 6:04 pm with a moment of silence.**

**Approve or amend agenda as presented**

Vice Chairperson Craig made a motion to approve the agenda as submitted. Chairperson Losty seconded. All in favor.

**Approval of Minutes**

May 3, 2022

June 6, 2022

Comm. Lauer made a motion to approve the May 3rd, 2022 Minutes. Comm. Nelson seconded. All in favor.

Comm. Nelson made a motion to approve the June 6, 2022 Minutes. Comm. Lauer seconded. All in favor.

**New Business**

**1. PZ 2023-002 Yacht Maintenance - Construction of a Travel Lift**

Mrs. Escher stated that this application coming forward is their Preliminary Plan for a travel lift. The travel lift will be 72 feet tall. Mrs. Escher requested the applicant to conduct some visual analysis of what the travel lift will look like on the waterfront. The applicant provided pictures. She added that this is a project that the City supports, and it is an economic development project. The City would like to continue its legacy of maritime culture. City Planning Staff is recommending approval, but there will be some design and logistical requirements in the development process.

The applicant, George Robinson from Cambridge Shipyard shared that they have been envisioning this development for five or six years, and that they appreciate the support from the City.

Concerns of the Commissioners:

- Will this be one travel lift with two piers?
- Added screening would be appreciated

Comm. Alrey made a motion to approve the preliminary plan. Vice Chairperson Craig seconded. All in favor. The preliminary plan for the construction of a travel lift moves to the Final Site Plan stage.

**2. PZ 2023-003 201 Mill Street - School Property - Concept Plan**

Mrs. Escher shared that the Mill Street School Property and the Duplex lots in the rear will be reviewed separately under the same report. Back in 2003, the subject property was conditionally rezoned as a planned unit development. The NC-3 Overlay Zoning District was initiated by Staff with community outreach. Throughout the past 20 years, the development has changed ownership and has been reviewed twice by previous Planning Commissions. No plans have ever come to fruition. HPC has researched the property. The commission determined that the property requires historic preservation, thus resulting in the modern day zoning and numerous developers coming forward with plans. Some deviations have occurred with the new ownership. In the past, the development had to include all owner-occupied units to obtain funding and grants.

The development will now require amendments to the UDC to comply with current Maryland Historical Trust requirement, which include having the unit be renter-occupied only.

There are also some technical concerns in regards to the setbacks for duplexes that will need to be adjusted in the UDC.

Kathleen “Katie” Klendaniel- Applicant, representing the developer and Bret Davis, the property owner- attending virtually

- Background of the school- Known as Academy school, it was constructed in 1903 after a fire. The school had 300 students, and was originally incorporated in 1812. When it was reconstructed, the fire was a very big concern, thus resulting in its brick construction. It operated as an elementary until the 1970s,
- The school went through many renovations and additions over the years. What exists today is only the original portion of the school.
- 1976- the Golden Shore Christian School acquired the property
- The current owner, Collegiate Rentals LLC/Davis Strategic Development LLC acquired the property in March of 2022.
- The school is in very poor condition and is not safe at all. The floors are collapsing
- The applicant is currently working with MHT for tax credits.
- 8 total apartments with 13 parking spaces
- 1 and 2 bedroom apartments

Concerns of the Commissioners:

- Will the windows need to be replaced?
- What will the crawlspace size be?
- Additional language in the UDC should be added requiring market rate rental prices
- Will the building meet ADA requirements?
- Is the building compliant with MHT?

Public Comments:

Mark Masden- Will you be able to see the parking spaces from Mill Street?

Rick Clepp: Has the NC Overlay zone been extended? Wasn't it only supposed to be for 2 years? Will the new street be maintained by the City or the developer? How will traffic be maintained?

Peter Barkley: Will the new parking spots and street be paved with permeable pavement? How will drainage be maintained?

John Ondrick: Can we have a more clear image provided of the site plan of the development?

Staff, the developer, and owner will have a conversation addressing stormwater runoff. The proposal moves forward to the Preliminary Plan.

### **3. PZ 2023-004 201 Mill Street - Property in the rear of the lot - 5 Duplex Lots**

Ms. Klendaniel came back to the podium to speak about the duplex lots.

- NC-3 zoning
- The developer settled on duplexes based on the current zoning and what current exists in the surrounding area
- 5 structures, 10 units total
- 22' by 35' footprint each
- Meets impervious coverage requirements and setbacks
- Each unit will have a garage and have two parking spaces
- 3 bedrooms, 2 ½ baths each

Concerns of the Commissioners:

- What will be the timeline of construction with the development of the school building?

Concerns of the Public:

Cheryl Hannan: The duplexes and the school do not look proportional on the site plans. Duplexes and front loading garages are rarely found in the historic district. Will there be a sidewalk on the new street? There used to be a small creek running through this property— how will flooding be contained? Mill street is narrow. The current sidewalk on school street is in poor condition

The proposal will move forward to the Preliminary Plan stage.

**4. PZ 2023 - 005 200-208 Sunburst Highway - Concept Plan**

Mrs. Escher shared that this property has been discussed numerous times for different developments. This Concept Plan is for a Chipotle grill, smoothie cafe, and a sub shop. One of the biggest concerns of the past was from the State Highway Authority relating to the large fuel truck deliveries. Those issues will not apply to this development. There will be a subcommittee to look at the architecture. This is a gateway property- one of the first things you will see when crossing the Choptank River into town. The applicant needs to look at landscaping and impervious coverage. They will be eliminating curb cuts to help solve the problem of having entrances and exits very close to the intersection.

Applicant: The landscaping they will be implementing will be similar to the Autozone or the McDonalds in town. They will ensure to meet the current landscaping requirements. They have completed a traffic study, and they have been in contact with SHA. They will be reducing the impervious coverage by using permeable pavement, bioretention planters, or a combination of both. A representative from Single Development Associates, headquartered in Baltimore, shared that it took some convincing for the tenants to come to this market. He added that they are willing to work with the smaller market of Cambridge. They would like to be up and running by June of 2023. The current model for architecture is already enhanced from their prototype. The Chipotle will not be a true drive thru- it will be mainly mobile pickup or instore ordering/dining. There will be no exterior menu boards or loud speakers. The other tenants will be a health food/smoothie cafe and a sandwich shop.

Concerns of the Commissioners:

- The Maryland Avenue exit is close to the intersection
- The stacking of cars on Route 50
- What will be the type of delivery trucks?

Concerns of the Public:

Joe Turner: The rear setback is on my property.

David Burton: Many of the homes on Rambler road are close to the property line with the development. Traffic backups at the light at Route 50 all the time. 7 eleven offered to put speed bumps in on Rambler road.

Linda Landrum: Why are they eliminating so many of the curb cuts on 50? There are already traffic concerns at this traffic light.

The proposal will move forward to the Preliminary Plan stage.

**Public Hearing**

**5. TA 2022 - 007 Amend the Permitted Land Use table to allow for Tattoo Parlors within the Downtown Waterfront Development District - Subdistrict - Core and amend Section 9.2 to define Tattoo Parlors**

Mrs. Escher stated that this is the third month we have spoken about this. Last month Comm. Lauer said that the public notice was not specific enough, and now we are bringing it back with the right language.

Concerns of the Public:

Cheryl Hannan: There is no need to explicitly allow tattoo parlors within the Downtown Core subdistrict. This is the historic downtown. This is not a compatible use. Why does it have to be specific to the Downtown Core?

Bill Christopher- Chamber of Commerce, Arts and Entertainment districts are recruiting tattoo parlors. This is a great, creative use and is favorable.

Beth Klein- Did the applicant speak to neighboring business owners?

Commissioner Malkus: This is encouraged on Main Streets in America, after speaking with other Main Street directors. It doesn't have the stigma that it used to. It adds vibrancy to the community.

Concerns of the Commission:

- Should we have it be permitted via Special Exception or Permitted with Conditions?
- We have heard no negative testimony about tattoos.
- Tattoos bring a vibrancy and creativity to the community.

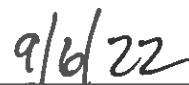
Vice Chairman Craig made a motion to recommend approval to the City Council. Comm. Nelson seconded. Chairperson Losty dissented. The motion to recommend approval passed 4 to 1.

Vice Chairman Craig made a motion to adjourn the meeting. Comm. Lauer seconded. All in favor.

Respectfully Submitted,  
Carlene Shaw, Planner I



Mary Losty, Chairperson



Date Approved

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