

Planning & Zoning Commission

Minutes

March 6, 2018

The Planning and Zoning Commission for the City of Cambridge met on Tuesday, March 6, 2018 at 6:00 p.m. at the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

Commissioners in attendance: Jerry Burroughs, Chair; Eugene Lauer, Vice Chair; William Craig; Marty Losty; Chan'Tay Nelson and Hubert Trego

Others in attendance included: Pat Escher, City Planner; Herve Hamon, Planner I and Patrick Thomas, P.A., City Attorney; Dave Cannon, City Council liaison.

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

Approval/Amendments to Agenda

Commissioner Burroughs asked for a motion to approve the revised agenda as amended. Motion carried unanimously.

Minutes

NONE. February and March minutes at the following meeting in April.

Discussion Items

Ms. Escher spoke about the issue of Auction Houses in the City limits. The City Council had a special hearing on Monday, March 5th regarding Foxwell's Auction. She showed a map of the City and pointed out the General Commercial area and the Industrial area. Discussion continued, on the areas around town that could be possible spots for this type of business, with the concern for parking and traffic through residential areas. The City Council wants to make the Industrial area with a special exception available for the type of business. Comm. Craig responded that this Commission's original intent for the UDC, was when there was permitted with conditions, that the business would come to this Planning Commission so we can put conditions on them and not have an administrative approval. Chairman Burroughs spoke that we as the Commission need to deal with these business on a case by case issue. We need to have another meeting in two weeks on this issue before the next City Council meeting.

Closing of that discussion. Commission will meet again in the Council Chamber Building. (Note: after staff reviewed the public noticing schedule, the application would just be heard one week ahead of the regular meeting, and so a special meeting was not held.)

New Business – Public meeting

PZ 2018-011 – Concept Plan for Factory F, 411 Dorchester Avenue

Commissioner Losty and Rickert recused themselves from this discussion.

Ms. Escher spoke about this project and that the group was moving forward with:

- Parking areas
- Trails walking / biking
- Easement
- MOU
- Event areas
- Plaza and outside dining

Tim Glass, Lane Engineering, Margaret, Ethan and Katie were to this meeting to give the Commission their views and progress of this project. Presentation on the history of the building and the areas of which need the most repairs and replacement of materials to fix it to the vision of the group. Main points of repairs were the windows, roofing, supporting the smoke towers and supporting of the exterior walls to be able to add the second floor for the office spaces. Discussion continued on utilities to the site, green spaces, trails, storm water management, stream restoration, parking areas and adding the sidewalk down Dorchester Avenue for foot traffic. Addressing the areas of the building where the delivery and garbage trucks will be entering. This is still a concept plan and the group was looking for feedback from the Commission at this time. Commissioner Losty recused herself.

TA 2018-008 – Text Amendment to clarify square footage and building footprint for an Accessory Dwelling Unit.

Ms. Escher spoke that the UDC needs to be modified. The current 700 square foot footprint and a 900-square foot livable area, which we are requiring a second story, because of the smaller footprint and the larger amount of livable space. The 700-sq. ft. limitation for the building, it may be appropriate in some instances, but not in others. She also reminded everyone of the 40 percent limitation as it relates to the primary residence.

Language wanting to add or change to:

- Unless it is constructed above a complying accessory building, in which case, it could duplicate the footprint of the first floor.
- Is complying and non-complying defined in the UDC, or change to conforming.
- Removal of the 700 sq. ft. limitation.

Discussion on the limited height of a garage is no more than 18 feet and this would preclude and ADU being constructed above a garage because it may exceed this height requirements. Staff will do more research regarding this matter.

PZ 2018-13 – Rezoning and Map Amendment for the 501 Bayly Road, Map 0304, Grid 0010, Parcel 2803, containing 25,427 sq. ft.

Ms. Escher addressed that this property on Bayly Road was commercial and the latest map changes have it as residential and the owner would like it changed back to commercial because he wants to expand his quick shop business to install gas pumps in the front of the property. We think that the map rezoning was an error like a few others around town.

Concerns about the vacant properties surrounding this one, if they will also be rezoned to commercial or stay as residential and the cleanness of them and the safety of putting in a sidewalk.

Ms. Escher would like to send this rezoning to the City Council with a favorable recommendation from this Commission. There was a motion from Comm. Lauer and seconded by Comm. Losty to do just that. All were in favor for the rezoning.

PZ 2018-010 Special Exception for an Accessory Dwelling Unit (ADU)- corner of Glasgow St. and Jenkins Creek Rd.

Ms. Escher address this Commission about this lot being 1.25 acres and it will have a two-story home with a garage with livable space ovetop. The home itself will be 3,200 sq. ft. colonial style on a corner lot facing Jenkins Creek Road. This means in her opinion, that there are two front yards and two side yards for this property. An ADU per the UDC must be in the rear of the yard, which this property does not have one. She read the description of front, rear and side yards from the UDC.

Discussion on the following items: tidal wet lands on the side of the property, which used to drain all the way to Pinks Pond, the utilities to the property, discussion of the two front lots and no rear interpretation and lastly the area over the garage not putting the area of square footage over the 40 percent.

Ms. Escher continued that this would be a Special Exception for the ADU and we are looking at the use. She would like a favorable recommendation to go forward to the BOA. No decision could be made about this issue and will continue at the next meeting in April.

PZ 2018-014 Special Exception for an Auction House 2737 Dorchester Square.

Ms. Escher spoke that this would need to come before a public hearing and she would need 15 days to advertise before that can happen, per the UDC. This issue will be tabled until that time.

Discussion Items

Bee Keeping with in the City limits. Ms. Escher spoke that a resident would like to have a couple of bee hives in their yard on Locust Street to help pollinate the plants in the neighborhood and to have honey production for themselves. Right now, the City does not have an ordinance specified for Bees, but they are animals and must be controlled.

We do allow chickens (hens) but with conditions to having them penned and no roosters are allowed in the City.

Discussion continued and was decided that condition must be on this issue, per safety of others and amount of hives to be allowed. The Commission decided to continue this issue at the next meeting after Ms. Escher comes up with some language changes for the ordinance and with permitted use and conditions.

A few questions came up about the Cambridge Market Place with the business coming to the City. Yes, Taco Bell, Starbucks and Chick-fil-a are still coming to the area, but Lidl will not. These were verified by Mr. Charlie Fairchild with Ms. Escher just recently. Entrance to the shopping center will be opened very soon and some other demolition will also occur soon.

Adjournment

Commissioner Burroughs asked for a motion to close the meeting. A motion was made to adjourn the meeting was seconded and carried unanimously.

Respectfully submitted,

Patricia Escher
City Planner



Jerry Burroughs, Chair



Date Approved