

**PLANNING COMMISSION
MEETING MINUTES**

January 14, 2010 Meeting No. 1788

The seventeen hundred and eighty eighth Planning Commission Meeting commenced at 1:30 pm on Thursday, January 14, 2010.

GENERAL ATTENDANCE:

J. Melnick
Carroll Hellmann
Charleen Wylie
Worthington Richardson
William Peacock
Edward W. Harcum
Annie Williams
Evie Strother
Al Wylie
Stanley Fine
Stanley Gordon
Arthur Gray
Barbara Green
Terry Sykes
Leon Miller
Lawrence Denton
Cecilia Walker
Lilly Swift
Lorrain White
Ethal Fields

STAFF ATTENDANCE:

Gary Cole
Ervin McDaniel
Natasha Becker
Laurie Feinberg
Robert Quilter
William Tommy
Anthony Cataldo
Eric Holcomb
Kathleen Kotarba
Seema Iyer
Jill Lemke
Eddie Leon
Tom Stosur
Melvin Hicks
Alex Hoffman
Kenneth Hranicky
Eric Tiso
Martin French

1. ROLL CALL

X	Wilbur E. Cunningham, Chairman	
X	Benjamin Glenn Citizens Representative, Vice Chair	
X	Kimberly Washington City Council Representative	
X	Elaine Garven Mayors Representative	
X	Ben Meli DPW Representative	
X	Victor Bonaparte Citizens Representative	
X	Robert B. Hopkins Citizens Representative	
X	Darlene Kennedy Citizens Representative	
X	Hector L. Torres Citizens Representative	

2. APPROVAL OF MINUTES – December 17, 2009

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Hector Torres					
Second:		Victor Bonaparte					
Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Kimberly Washington	X	For		Against		Abstain	Recuse
Elaine Garven	X	For		Against		Abstain	Recuse
Ben Meli	X	For		Against		Abstain	Recuse
Victor Bonaparte	X	For		Against		Abstain	Recuse
Robert B. Hopkins	X	For		Against		Abstain	Recuse
Darlene Kennedy	X	For		Against		Abstain	Recuse
Hector L. Torres	X	For		Against		Abstain	Recuse
Total	9						

3. FINAL SUBDIVISION AND DEVELOPMENT PLAN/1722-1726 FLEET STREET AND 521 REGISTER STREET (First District)

Presenter:		Ervin McDaniel					
Recommendation:		Approval, with conditions					
Additional speakers:		Mr. Jonathan Melnick					
Motion:		Hector Torres					
Second:		Ben Glenn					
Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse

Benjamin Glenn, Vice Chair	X	For		Against		Abstain		Recuse
Kimberly Washington	X	For		Against		Abstain		Recuse
Elaine Garven	X	For		Against		Abstain		Recuse
Ben Meli	X	For		Against		Abstain		Recuse
Victor Bonaparte	X	For		Against		Abstain		Recuse
Robert B. Hopkins	X	For		Against		Abstain		Recuse
Darlene Kennedy	X	For		Against		Abstain		Recuse
Hector L. Torres	X	For		Against		Abstain		Recuse
Total	9							

4. STREET CLOSINGS/PORCTIONS OF EAST EAGER, NORTH COLLINGTON, NORTH DUNCAN, NORTH MADEIRA, AND VARIOUS ALLEYS – FOR EBDI’S NEW COMMUNITY SCHOOL (Twelfth and Thirteenth Districts)

(Postponed to a later date)

5. CITY COUNCIL BILL # 09-0424/SALE OF PROPERTY – BLOCK 530, LOT 43/46 - THE MAYFAIR THEATER DRESSING ROOMS (President Rawlings-Blake - Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Block 530, Lot 43/46 (the Mayfair Theater Dressing Rooms) and no longer needed for public use; and providing for a special effective date. (Eleventh District)

Presenter:	Anthony Cataldo							
Recommendation:	Approval							
Additional speakers:	Mr. John Thompson, BDC							
Motion:	Darlene Kennedy							
Second:	Elaine Garven							
Planning Commission Vote:								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain		Recuse
Kimberly Washington	X	For		Against		Abstain		Recuse
Elaine Garven	X	For		Against		Abstain		Recuse
Ben Meli	X	For		Against		Abstain		Recuse
Victor Bonaparte	X	For		Against		Abstain		Recuse
Robert B. Hopkins	X	For		Against		Abstain		Recuse
Darlene Kennedy	X	For		Against		Abstain		Recuse
Hector L. Torres	X	For		Against		Abstain		Recuse
Total	9							

6. CITY COUNCIL BILL #09-0426/ URBAN RENEWAL – HARLEM PARK PROJECT II – AMENDMENT (Councilmember - William H. Cole, IV)

For the purpose of amending the Urban Renewal Plan for Harlem Park Project II to amend the uses permitted in certain areas of the Plan, to revise an exhibit to reflect the changes in the Plan, to provide that to the extent there exists any

conflict between the provisions of the Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council, the standards and controls of the Planned Unit Development control; conforming certain references; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Eleventh District)

Presenter:	Melvin Hick						
Recommendation:	Approval						
Additional speakers:	Mr. Stanley Fine Mr. Al Wiley Ms. Annie Williams Ms. Evie Strothers Ms. Cecelia Walker Mr. Gary Cole						
Motion:	Ben Glenn						
Second:	Victor Bonaparte						
Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Kimberly Washington	X	For		Against		Abstain	Recuse
Elaine Garven	X	For		Against		Abstain	Recuse
Ben Meli	X	For		Against		Abstain	Recuse
Victor Bonaparte	X	For		Against		Abstain	Recuse
Robert B. Hopkins	X	For		Against		Abstain	Recuse
Darlene Kennedy	X	For		Against		Abstain	Recuse
Hector L. Torres	X	For		Against		Abstain	Recuse
Total	9						

CITY COUNCIL BILL # 09-0427/PLANNED UNIT DEVELOPMENT – DESIGNATION – WYLIE FUNERAL HOME (Councilmember - William H. Cole, IV)

For the purpose of approving the application of the Mayor and City Council of Baltimore and Wylie Funeral Homes, P.A., which are either the owner, potential owner, developer, and/or contract purchaser of the following properties: 1602, 1604, 1606, 1606 ½, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, and 1626 Harlem Avenue; 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, and 725 North Mount Street; and 634, 636, and 638 North Gilmore Street (collectively, the “Property”), to have the Property designated a Residential Planned Unit Development; and approving the Development Plan submitted by the applicant. (Eleventh District)

Presenter:	Melvin Hicks						
Recommendation:	Approval						
Additional speakers:	Mr. Stanley Fine Mr. Al Wiley Ms. Annie Williams Ms. Evie Strothers Ms. Cecelia Walker Mr. Gary Cole						
Motion:	Victor Bonaparte						
Second:	Ben Glenn						

Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Kimberly Washington	X	For		Against		Abstain	Recuse
Elaine Garven	X	For		Against		Abstain	Recuse
Ben Meli	X	For		Against		Abstain	Recuse
Victor Bonaparte	X	For		Against		Abstain	Recuse
Robert B. Hopkins	X	For		Against		Abstain	Recuse
Darlene Kennedy	X	For		Against		Abstain	Recuse
Hector L. Torres	X	For		Against		Abstain	Recuse
Total	9						

7. CITY COUNCIL BILL #09-042 8/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 5401 TIPPETT AVENUE, 5451 TIPPETT AVENUE, 4033 LEWISTON AVENUE, AND PORTIONS OF ROCKFIELD AVENUE AND TIPPETT AVENUE (Councilmembers -

Rochelle 'Rikki' Spector, Sharon Green Middleton)

For the purpose of repealing Ordinance 65-640 and permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area (including driving test area) on the properties known as 5401 Tippet Avenue, 5451 Tippet Avenue, 4033 Lewiston Avenue, and portions of Rockfield Avenue and Tippet Avenue, as outlined in red on the accompanying plat. (Fifth District)

Presenter:	Natasha Becker						
Recommendation:	Approval						
Additional speakers:	Mr. Stanley Fine						
Motion:	Victor Bonaparte						
Second:	Ben Glenn						
Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Kimberly Washington	X	For		Against		Abstain	Recuse
Elaine Garven	X	For		Against		Abstain	Recuse
Ben Meli	X	For		Against		Abstain	Recuse
Victor Bonaparte	X	For		Against		Abstain	Recuse
Robert B. Hopkins	X	For		Against		Abstain	Recuse
Darlene Kennedy	X	For		Against		Abstain	Recuse
Hector L. Torres	X	For		Against		Abstain	Recuse
Total	9						

CONSENT AGENDA

8. MINOR AMENDMENT AND FINAL DESIGN APPROVAL / SOUTHSIDE MARKET CENTER PUD (Tenth District)

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Elaine Garven					
Second:		Ben Glenn					
Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Kimberly Washington	X	For		Against		Abstain	Recuse
Elaine Garven	X	For		Against		Abstain	Recuse
Ben Meli	X	For		Against		Abstain	Recuse
Victor Bonaparte	X	For		Against		Abstain	Recuse
Robert B. Hopkins	X	For		Against		Abstain	Recuse
Darlene Kennedy	X	For		Against		Abstain	Recuse
Hector L. Torres	X	For		Against		Abstain	Recuse
Total	9						

9. CIP TRANSFERS

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Ben Meli					
Second:		Ben Glenn					
Planning Commission Vote:							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Kimberly Washington	X	For		Against		Abstain	Recuse
Elaine Garven	X	For		Against		Abstain	Recuse
Ben Meli	X	For		Against		Abstain	Recuse
Victor Bonaparte	X	For		Against		Abstain	Recuse
Robert B. Hopkins	X	For		Against		Abstain	Recuse
Darlene Kennedy	X	For		Against		Abstain	Recuse
Hector L. Torres	X	For		Against		Abstain	Recuse
Total	9						

Time Adjourned: 2:50 pm

Note: Attached are all staff reports, the agenda, summary, economic impact statements and letters for the January 14, 2010 Planning Commission Meeting.

Thomas J. Stosur
Director

TJS/wa