

**PLANNING COMMISSION  
MEETING MINUTES**

**April 1, 2010 Meeting No. 1793**

**The seventeen hundred and ninety third Planning Commission Meeting commenced at 1:40 pm on Thursday, April 1, 2010.**

**GENERAL ATTENDANCE:**

Susan Williams  
Tim Treadwell  
David Johns  
Patricia LeBlond  
Robert Huber  
Carol Hellmann  
K. Giordano  
Dawn Taylor  
Bob Rosenfelt  
Mary Roby  
Ellzi Steinmeier  
Tim Philip  
Walter Horton  
Rosanne Walsh  
Len Harris  
Rodney Hudson  
William Green  
Duncan Stuart  
Ed Kurby

**STAFF ATTENDANCE:**

Gary Cole  
Wolde Ararsa  
Ervin McDaniel  
Natasha Becker  
Laurie Feinberg  
Robert Quilter  
William Tommy  
Anthony Cataldo  
Eric Tiso  
Kathleen Kotarba  
Jill Lemke  
Tamara Woods  
Melvin Hicks  
Alex Hoffman  
Kenneth Hranicky  
Martin French

## 1. ROLL CALL

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

## 2. APPROVAL OF MINUTES – March 18, 2010

<b>Presenter:</b>	Chairman						
<b>Recommendation:</b>	Approval						
<b>Additional speakers:</b>	None						
<b>Motion:</b>	Ben Glenn						
<b>Second:</b>	Bill Henry						
<b>Planning Commission Vote:</b>							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Bill Henry	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	-	For		Against		Abstain	Recuse
Hector L. Torres	-	For		Against		Abstain	Recuse
<b>Total</b>	7						

## 3. CITY COUNCIL BILL #10-0441/SALE OF PROPERTY – BLOCK 7774A, LOT 009A (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 7774A, Lot 009A and no longer needed for public use; and providing for a special effective date.

(Tenth District)

<b>Presenter:</b>	Martin French
<b>Recommendation:</b>	Approval
<b>Additional speakers:</b>	Mr. Walter Horton Ms Rosanne Walsh
<b>Motion:</b>	Ben Glenn
<b>Second:</b>	Bill Henry

<b>Planning Commission Vote:</b>								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain		Recuse
Bill Henry	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	-	For		Against		Abstain		Recuse
Hector L. Torres	-	For		Against		Abstain		Recuse
Total	7							

**4. CITY COUNCIL BILL #10-0447/ZONING – CONDITIONAL USE HOUSING FOR THE ELDERLY – 616, 618, 620, 622, 624, 626, 628, 630, AND 634 BAKER STREET (Councilmembers Belinda K. Conway and William H. Cole, IV)**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the properties to be consolidated and presently known as 616, 618, 620, 622, 624, 626, 628, 630, and 634 Baker Street, as outlined in red on the accompanying plat. (Seventh District)

<b>Presenter:</b>	Eric Tiso							
<b>Recommendation:</b>	Amend and Approve							
<b>Additional speakers:</b>	Mr. Len Harris Mr. Rodney Hudson Mr. William Green							
<b>Motion:</b>	Victor Bonaparte							
<b>Second:</b>	Ben Glenn							
<b>Planning Commission Vote:</b>								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain		Recuse
Bill Henry		For		Against	X	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	-	For		Against		Abstain		Recuse
Hector L. Torres	-	For		Against		Abstain		Recuse
<b>Total</b>	6				1			

**5. STREET CLOSING/PORION OF NEWGATE AVENUE (First District)**

<b>Presenter:</b>	Melvin Hicks							
<b>Recommendation:</b>	Approval, subject to comments from DGS							
<b>Additional speakers:</b>	None							
<b>Motion:</b>	Elaine Garven							
<b>Second:</b>	Victor Bonaparte							
<b>Planning Commission Vote:</b>								

Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain		Recuse
Bill Henry	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	-	For		Against		Abstain		Recuse
Hector L. Torres	-	For		Against		Abstain		Recuse
<b>Total</b>	7							

**6. STREET CLOSING/THREE TEN FOOT ALLEYS LOCATED ON THE SOUTH SIDE OF RIVERSIDE ROAD, WEST OF LEVIN ROAD AND BORDERING THE BALTIMORE CITY/COUNTY BOUNDARY LINE (Tenth District)**

<b>Presenter:</b>	Kenneth Hranicky							
<b>Recommendation:</b>	Approval, subject to comments from DGS							
<b>Additional speakers:</b>	Mr. Ed Kurby							
<b>Motion:</b>	Victor Bonaparte							
<b>Second:</b>	Ben Meli							
<b>Planning Commission Vote:</b>								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain		Recuse
Bill Henry	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	-	For		Against		Abstain		Recuse
Hector L. Torres	-	For		Against		Abstain		Recuse
<b>Total</b>	7							

**7. CITY COUNCIL BILL #10-0434/STORMWATER MANAGEMENT**

(President Rawlings-Blake – Administration)

For the purpose of modifying the provisions governing Stormwater management to comply with new requirements of State law; requiring the development, review, and approval of phased plans for Stormwater management; establishing certain minimum control requirements to manage Stormwater by using environmental site design to the maximum extent practicable; requiring certain site design techniques and certain structural and nonstructural practices; requiring certain reports and inspections; providing for certain exemptions, waivers, and variances; imposing certain fees; defining and redefining certain terms; correcting, clarifying, and conforming related language; providing for a special effective date; and generally relating to the protection, maintenance, and enhancement of the public health, safety, and welfare through the management of Stormwater. (Citywide)

*(This item is a continuation from the February 18<sup>th</sup> and March 18<sup>th</sup> hearings).*

<b>Presenter:</b>	Kenneth Hranicky						
<b>Recommendation:</b>	Amend and Approve						
<b>Additional speakers:</b>	Ms. Ellzi Steinmeier Mr. Duncan Stuart Ms. Mary Roby Ms. Susan Williams						
<b>Planning Commission Recommendation:</b> The Chair announced that today's hearing on this item is a continuation from the February 18, 2010 Planning Commission Meeting. Additionally, the Chair stated that the proposed emergency regulations had not been finalized and recommended that the hearing being continued to the April 15, 2010 Commission meeting. For today, the Chair stated that the Commission would continue to take testimony on this matter. At the end of public testimony, Chair stated that he would entertain a motion to continue the hearing to the April 15, 2010 meeting.							
<b>Motion:</b>	Bill Henry						
<b>Second:</b>	Elaine Garven						
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Bill Henry	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	-	For		Against		Abstain	Recuse
Hector L. Torres	-	For		Against		Abstain	Recuse
<b>Total</b>	7						

## CONSENT AGENDA

### 8. REVISED FINAL SUBDIVISION AND DEVELOPMENT PLAN/418 GRUNDY STREET (First District)

<b>Presenter:</b>	Chairman						
<b>Recommendation:</b>	Approval						
<b>Additional speakers:</b>	None						
<b>Motion:</b>	Elaine Garven						
<b>Second:</b>	Ben Glenn						
<b>Planning Commission Vote:</b>							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Bill Henry	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	-	For		Against		Abstain	Recuse
Hector L. Torres	-	For		Against		Abstain	Recuse
<b>Total</b>	7						

**9. REVISED PLAN FOR MULTIPLE STRUCTURES ON A LOT/POPPLETON COOPERATIVE (Ninth District)**

<b>Presenter:</b>		Chairman					
<b>Recommendation:</b>		Approval					
<b>Additional speakers:</b>		None					
<b>Motion:</b>		Elaine Garven					
<b>Second:</b>		Victor Bonaparte					
<b>Planning Commission Vote:</b>							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Bill Henry	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	-	For		Against		Abstain	Recuse
Hector L. Torres	-	For		Against		Abstain	Recuse
<b>Total</b>	7						

**10. REVISED FINAL SUBDIVISION AND DEVELOPMENT/4501 EDMONDSON AVENUE – WESTSIDE SKILL CENTER (Eight District)**

<b>Presenter:</b>		Chairman					
<b>Recommendation:</b>		Approval					
<b>Additional speakers:</b>		None					
<b>Motion:</b>		Ben Glenn					
<b>Second:</b>		Victor Bonaparte					
<b>Planning Commission Vote:</b>							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X	For		Against		Abstain	Recuse
Bill Henry	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	-	For		Against		Abstain	Recuse
Hector L. Torres	-	For		Against		Abstain	Recuse
<b>Total</b>	7						

**11. STREET CLOSINGS/ PORTIONS OF ROCKFIELD AVENUE, TIPPETT AVENUE, AND SEVERAL UNNAMED ALLEYS (Fifth District)**

<b>Presenter:</b>		Chairman					
<b>Recommendation:</b>		Approval					
<b>Additional speakers:</b>		None					
<b>Motion:</b>		Ben Meli					
<b>Second:</b>		Victor Bonaparte					
<b>Planning Commission Vote:</b>							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain	Recuse
Benjamin Glenn,							

Vice Chair	X	For		Against		Abstain		Recuse
Bill Henry	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	-	For		Against		Abstain		Recuse
Hector L. Torres	-	For		Against		Abstain		Recuse
<b>Total</b>	7							

## 12. CIP TRANSFERS

<b>Presenter:</b>	Chairman							
<b>Recommendation:</b>	Approval							
<b>Additional speakers:</b>	None							
<b>Motion:</b>	Ben Meli							
<b>Second:</b>	Ben Glenn							
<b>Planning Commission Vote:</b>								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Benjamin Glenn, Vice Chair	X			Against		Abstain		Recuse
Bill Henry	X			Against		Abstain		Recuse
Elaine Garven	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Darlene Kennedy	-			Against		Abstain		Recuse
Hector L. Torres	-			Against		Abstain		Recuse
<b>Total</b>	7							

**Time Adjourned: 3:25 pm**

**Note:** Attached are all staff reports, the agenda, summary, economic impact statements and letters for the April 1, 2010 Planning Commission Meeting.

Thomas J. Stosur  
Director  
TJS/wa