

**PLANNING COMMISSION
MEETING MINUTES**

April 15, 2010 Meeting No. 1794

The seventeen hundred and ninety fourth Planning Commission Meeting commenced at 2:05 pm on Thursday, April 15, 2010.

GENERAL ATTENDANCE:

David Black
Poying V.
Moore/Hare/Dougherty
Patrice LeBlend
Robert Huber
Mamie Wilson
Rev. Alleger Henderson
Dorothy Lajaendo
William & Betty Bland
Pr. Lowell Thompson
Al Barry
Cathy Duchy
Michaela Blake
David Tufaro
Jennifer Tufaro
Karen Adkins
Micheal Pep
George LPetrrs Jr.
Susan Williams
Jane Hewherely
Scott Davis
Carol Hellmann
Dr. Randolph Rowel
Scott Davis

STAFF ATTENDANCE:

Gary Cole
Wolde Ararsa
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	Bill Henry City Council Representative	
X	Babila R. Lima 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 – April 1, 2010

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Darlene Kennedy					
Second:		Ben Glenn					
Planning Commission Vote:							
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
Babila Lima	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. SHARP-LEADENHALL LOCAL HISTORIC DISTRICT DESIGNATION (Tenth District)

Presenter:		Eric Holcomb
Recommendation:		Approval
Additional speakers:		Mr. John Moore Mr. Stephen James Ms. Kathleen Kotarba Mr. Gany Harn Mr. Lowell Thompson
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
Bill Henry	X	For		Against		Abstain		Recuse
Babila R. Lima	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. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/THE NEW EAST BALTIMORE COMMUNITY PUD – GRADUATE STUDENT HIGH RISE – PARCEL R9/R10 (Thirteenth District)

Presenter:	Natasha Becker							
Recommendation:	Approval							
Additional speakers:	Mr. Dennis Miller							
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
Bill Henry	X	For		Against		Abstain		Recuse
Babila R. Lima	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							

5. STREET CLOSING/PORION OF VAIL STREET (First District)

Presenter:	Melvin Hicks							
Recommendation:	Approval, subject to comments from DGS							
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
Bill Henry	X	For		Against		Abstain		Recuse
Babila R. Lima	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 #10-0456/PLANNED UNIT DEVELOPMENT – DESIGNATION – MT. VERNON MILL** (Councilmember Belinda K. Conway)
 For the purpose of approving the application of Terra Nova Ventures, LLC, contract purchaser of certain properties located at 2980, 2981, 2990, 3000, 3030, and 3100 Falls Road, to have the properties designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.(Seventh District)

Presenter:	Eric Tiso						
Recommendation:	Approval						
Additional speakers:	Mr. George Peters Mr. David Tufaro						
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
Bill Henry	X	For		Against		Abstain	Recuse
Babila R. Lima	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 #10-0457/REZONING – 107 RIVERSIDE ROAD**
 (Councilmember Edward L. Reisinger)
 For the purpose of changing the zoning for the property known as 107 Riverside Road, as outlined in red on the accompanying plat, from the R-6 Zoning District to the M-2-1 Zoning District. (Tenth District)
(Postponed to April 29, 2010)

- 8. CITY COUNCIL BILL #10-0458/ZONING – CONDITIONAL USE – AMENDING ORDINANCE 94-342** (Councilmember William H. Cole, IV)
 For the purpose of amending Ordinance 94-342 to modify certain conditions, to change the name of the operating entity, and to conform certain references and language. (Eleventh District)

Presenter:	Kenneth Hranicky						
Recommendation:	Approval						
Additional speakers:	Dr. Karen Adkins Mr. Anthony Jones						
Motion:	Darlene Kennedy						
Second:	Victor Bonaparte						
Planning Commission Vote:							
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
Babila R. Lima	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. 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 18th and March 18th and April 1 2010 hearings).

Presenter:	Kenneth Hranicky							
Recommendation:	Amend and Approve							
Additional speakers:	Mr. Gary Cole Mr. Michael Paul Mr. Al Barry Ms. Beth Strommen							
Motion:	Victor Bonaparte							
Second:	Ben Meli							
Planning Commission Recommendation:								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Benjamin Glenn, Vice Chair		For	X	Against		Abstain		Recuse
Bill Henry	X	For		Against		Abstain		Recuse
Babila R. Lima	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	X	Against		Abstain		Recuse
Hector L. Torres	X	For		Against		Abstain		Recuse
Total	7		2					

CONSENT AGENDA

**10. REVISED FINAL DEVELOPMENT PLAN/3027 DILLON STREET –
TOWNHOUSE FORMERLY PART OF 1000 SOUTH ELLWOOD
AVENUE (First District)**

On June 11 2009, the Planning Commission approved the Final Subdivision Plan and Final Development Plan for 1000 South Ellwood Avenue to consolidate and re- subdivide the property into four lots for the construction of three new town homes and the renovation of an existing church into a single family home. The applicant has since revised the Development Plan for one of the lots in order to provide a garage instead of a car port. The addition of the garage required a rear yard setback variance which was approved by the Board of Municipal and Zoning Appeals. The changes are minor, do not impact the overall development plan for the site, and are consistent with the Planning Commission’s initial approval of this action.

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Victor Bonaparte					
Second:		Darlene Kennedy					
Planning Commission Vote:							
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
Babila R. Lima	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						

11. CITY COUNCIL BILL #10-0459/BOND ISSUE – BALTIMORE MUSEUM OF ART LOAN – \$1,200,000 (Administration – President Young)

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Hector Torres					
Second:		Darlene Kennedy					
Planning Commission Vote:							
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
Babila R. Lima	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 #10-0460/BOND ISSUE – COMMUNITY DEVELOPMENT LOAN – \$18,050,000 (Administration – President Young)

Presenter:		Chairman					
Recommendation:		Approval					

Additional speakers:		None					
Motion:		Victor Bonaparte					
Second:		Ben Meli					
Planning Commission Vote:							
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
Babila R. Lima	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 #10-0461/BOND ISSUE – ECONOMIC
DEVELOPMENT LOAN – \$16,775,000 (Administration – President Young)**

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Bill Henry					
Second:		Victor Bonaparte					
Planning Commission Vote:							
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
Babila R. Lima	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 #10-0462/BOND ISSUE – NATIONAL AQUARIUM
IN BALTIMORE LOAN – \$1,000,000 (Administration – President Young)**

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Hector Torres					
Second:		Ben Meli					
Planning Commission Vote:							
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
Babila R. Lima	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 #10-0463/BOND ISSUE – PUBLIC BUILDINGS
LOAN – \$16,200,000 (Administration – President Young)**

Presenter:	Chairman							
Recommendation:	Approval							
Additional speakers:	None							
Motion:	Hector Torres							
Second:	Ben Meli							
Planning Commission Vote:								
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
Babila R. Lima	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 #10-0464/BOND ISSUE – RECREATION, PARKS
AND ENVIRONMENTAL IMPROVEMENT LOAN – \$12,897,000
(Administration – President Young)**

Presenter:	Chairman							
Recommendation:	Approval							
Additional speakers:	None							
Motion:	Bill Henry							
Second:	Hector Torres							
Planning Commission Vote:								
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
Babila R. Lima	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 #10-0465/BOND ISSUE – SCHOOL LOAN –
\$33,378,000 (Administration – President Young)**

Presenter:	Chairman							
Recommendation:	Approval							
Additional speakers:	None							
Motion:	Ben Glenn							

Second:		Ben Meli					
Planning Commission Vote:							
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
Babila R. Lima	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 #10-0466/BOND ISSUE – WALTERS ART
MUSEUM LOAN – \$500,000 (Administration – President Young)**

Presenter:		Chairman					
Recommendation:		Approval					
Additional speakers:		None					
Motion:		Darlene Kennedy					
Second:		Ben Glenn					
Planning Commission Vote:							
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
Babila R. Lima	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						

12. CIP TRANSFERS

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Planning Commission Vote: The Commission concurred with the staff recommendation on all items except for items 5 and 6 on page 7 of the Board Of Estimates Agenda dated April 14, 2010. The commission voted to with hold approval of these two items, but approved everything else. Additionally, the Commission directed staff to work with the Department of Housing and Community Development to resolve these two items by the next Planning Commission meeting.							
Motion:		Darlene Kennedy					
Second:		Ben Glenn					
Wilbur E. Cunningham, Chairman	X			Against		Abstain	Recuse
Benjamin Glenn, Vice Chair	X			Against		Abstain	Recuse
Bill Henry	X			Against		Abstain	Recuse
Babila R. Lima	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	X			Against		Abstain		Recuse
Hector L. Torres	X			Against		Abstain		Recuse
Total	9							

Time Adjourned: 5:50 pm

Note: Attached are all staff reports, the agenda, summary, economic impact statements and letters for the April 15, 2010 Planning Commission Meeting.

Thomas J. Stosur
 Director
 TJS/wa