

**PLANNING COMMISSION
MEETING MINUTES**

June 15, 2017 Meeting No. 1929

The nineteen hundred twenty-ninth Planning Commission Meeting commenced at 1:35 pm Thursday, June 15, 2017.

General Attendance and Speakers:

Councilman Eric Costello

Joe Wolman

Davon Barbour

Robert Daynard

Caroline Hecker

Mary Techau

Eric kang

Anthony Presley

Jondra Jenny

Al Barry

Stephanie

Jon Laria

Eric Ting

Edward Hanson

Eleanor Brown

Donnell Moore

Pauline Linthicum

B. Vinton Moore

Andre Brown

Donald Hicks

J. Jennings

George Downey

Rev. Eggier Brown

Alex Jackson

Caylyn Pery

Marc S.

Liz Williams

Susan Williams

Samuel L.

Ray Jackson

Lawrence Brown

Staff Attendance:

Laurie Feinberg

Wolde Ararsa

Christina Hartsfield

Martin French

Matthew DeSantis

Eric Tiso

Mathew DeSantis

Tamara Woods

Ivor Quashie

Anthony Cataldo

Amy Guilder- Busatti

1. ROLL CALL

X	Wilbur E. Cunningham, Chairman	
X	Victor Bonaparte Citizens Representative	

X	Victor Clark Jr. Citizens Representative	
X	Robert B. Hopkins Citizens Representative	
X	Cheo D. Hurley Citizens Representative	
X	Carol Hellmann DPW Representative	
X	Edward Reisinger City Council Representative	
X	Colin Tarbert Mayor's Representative	
-	Vacant Citizens Representative	

2. APPROVAL OF MINUTES – May 25, 2017

Presenter:		Chairman						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Victor Clarke						
Second:		Victor Bonaparte						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	8							

CONSENT AGENDA

3. CIP TRANSFERS

For Board of Estimates Meeting of May 31, 2017, for items 1 to 9

Presenter:		Chairman						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Victor Bonaparte						
Second:		Colin Tarbert						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Victor Bonaparte	X	For		Against		Abstain		Recuse
Victor Clark Jr.	X	For		Against		Abstain		Recuse

Robert B. Hopkins	X	For		Against		Abstain		Recuse
Cheo D. Hurley	X	For		Against		Abstain		Recuse
Carol Hellmann	X	For		Against		Abstain		Recuse
Edward Reisinger	X	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	8							

For Board of Estimates Meeting of June 7, 2017, for items 1 to 2

Presenter:	Chairman							
Staff Recommendation:	Approval							
Additional speakers:	None							
Motion:	Victor Bonaparte							
Second:	Colin Tarbert							
Planning Commission Vote:	Approval							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Victor Bonaparte	X	For		Against		Abstain		Recuse
Victor Clark Jr.	X	For		Against		Abstain		Recuse
Robert B. Hopkins	X	For		Against		Abstain		Recuse
Cheo D. Hurley	X	For		Against		Abstain		Recuse
Carol Hellmann	X	For		Against		Abstain		Recuse
Edward Reisinger	X	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	8							

For Board of Estimates Meeting of June 14, 2017, for items 1 to 2

Presenter:	Chairman							
Staff Recommendation:	Approval							
Additional speakers:	None							
Motion:	Edward Reisinger							
Second:	Cheo Hurley							
Planning Commission Vote:	Approval							
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Victor Bonaparte	X	For		Against		Abstain		Recuse
Victor Clark Jr.	X	For		Against		Abstain		Recuse
Robert B. Hopkins	X	For		Against		Abstain		Recuse
Cheo D. Hurley	X	For		Against		Abstain		Recuse
Carol Hellmann	X	For		Against		Abstain		Recuse
Edward Reisinger	X	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	8							

4. MINOR SUBDIVISION FINAL PLANS / 3901, 3925 FORT ARMISTEAD ROAD (Tenth District)

Presenter:		Chairman						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Cheo Hurley						
Second:		Carol Hellman						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse
Victor Bonaparte	X	For		Against		Abstain		Recuse
Victor Clark Jr.	X	For		Against		Abstain		Recuse
Robert B. Hopkins	X	For		Against		Abstain		Recuse
Cheo D. Hurley	X	For		Against		Abstain		Recuse
Carol Hellmann	X	For		Against		Abstain		Recuse
Edward Reisinger	X	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	8							

REGULAR AGENDA

5. 2017-2018 PLANNING COMMISSION MEETING SCHEDULE ADOPTION (Citywide)

Presenter:		Wolde Ararsa						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Colin Tarbert						
Second:		Robert Hopkins						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	8							

6. BALTIMORE CITY PUBLIC SCHOOLS' 2017 CEFMP (Citywide)

Presenter:		Jennifer Leonard						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Victor Bonaparte						
Second:		Cheo Hurley						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X	For		Against		Abstain		Recuse

Victor Bonaparte	X	For		Against		Abstain		Recuse
Victor Clark Jr.	X	For		Against		Abstain		Recuse
Robert B. Hopkins	X	For		Against		Abstain		Recuse
Cheo D. Hurley	X	For		Against		Abstain		Recuse
Carol Hellmann	X	For		Against		Abstain		Recuse
Edward Reisinger	X	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	8							

7. CLOSING OF N. DURHAM STREET BETWEEN LAMLEY STREET AND E. FAYETTE STREET (Thirteenth District)

Presenter:	Christina Hartsfield				
Staff Recommendation:	Approval				
Additional speakers:	Ms. Caroline Hecker				
Motion:	Victor Clarke				
Second:	Victor Bonaparte				
Planning Commission Vote: Approval					
Wilbur E. Cunningham, Chairman	X	For	Against	Abstain	Recuse
Victor Bonaparte	X	For	Against	Abstain	Recuse
Victor Clark Jr.	X	For	Against	Abstain	Recuse
Robert B. Hopkins	X	For	Against	Abstain	Recuse
Cheo D. Hurley	-	For	Against	Abstain	Recuse
Carol Hellmann	X	For	Against	Abstain	Recuse
Edward Reisinger	X	For	Against	Abstain	Recuse
Colin Tarbert	X	For	Against	Abstain	Recuse
Vacant Citizens Representative	-	For	Against	Abstain	Recuse
Total	7				

8. BALTIMORE CITY LANDMARK DESIGNATION/ OUR SAVIOUR LUTHERAN CHURCH – 3301 THE ALAMEDA (Fourteenth District)

Presenter:	Lauren Schiszik							
Staff Recommendation:	Approval							
Additional speakers:	Ms. Mary Techau							
Motion:	Victor Bonaparte							
Second:	Edward Reisinger							
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant	-			Against		Abstain		Recuse

Citizens Representative								
Total	7							

9. BALTIMORE CITY LANDMARK DESIGNATION/ METROPOLITAN UNITED METHODIST CHURCH – 1119 AND 1123 W. LANVALE STREET (Ninth District)

Presenter:		Lauren Schiszik						
Staff Recommendation:		Approval						
Additional speakers:		Mr. Eric kang						
Motion:		Victor Bonaparte						
Second:		Victor Clark						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	7							

10. CITY COUNCIL BILL #17-0072/ ZONING – CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 2229 CALLOW AVENUE (Councilmember Leon F. Pinkett,III)

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat. (Seventh District)

Presenter:	Martin French							
Staff Recommendation:	Approval							
Additional speakers:	Mr. Anthony Presley Ms. Jondra Jenny							
Motion:	Victor Bonaparte							
Second:	Colin Tarbert							
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse

Total	8						
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11. CITY COUNCIL BILL #17-0074/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 3023 VIRGINIA AVENUE

(Councilmember Sharon Green Middleton)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3023 Virginia Avenue, as outlined in red on the accompanying plat. (Sixth District)

Presenter:		Eric Tiso						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Victor Bonaparte						
Second:		Victor Clark						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	7							

12. CITY COUNCIL BILL #17-0075/ ZONING – LEGISLATIVE

AUTHORIZATIONS – CORRECTIVE (Council President Bernard C. “Jack” Young)

For the purpose of deleting a Council-hearing deadline that fails to account for the required procedures and time-frames for seeking and obtaining preliminary agency reviews and reports to the Council; providing for a special effective date; and generally relating to Council procedures for bills proposing legislative authorizations. (Citywide)

Presenter:	Eric Tiso							
Staff Recommendation:	Approval							
Additional speakers:	None							
Motion:	Victor Bonaparte							
Second:	Victor Clark							
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse

Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	7							

13. CITY COUNCIL BILL #17-0080/ REZONING – 127, 129, 133, AND 135 W. WEST STREET AND 1220 RACE STREET (Councilmember - Eric T. Costello)

For the purpose of changing the zoning for the properties known as 127, 129, 133, and 135 W. West Street (Block 0962, Lots 14, 15, 17, and 18), as outlined in blue on the accompanying plat, from the OR-1 Zoning District to the TOD-4 Zoning District, and changing the zoning for the property known as 1220 Race Street (Block 0962, Lot 31A), as outlined in red on the accompanying plat, from the TOD-1 Zoning District to the TOD-4 Zoning District. (Eleventh District)

Presenter:	Eric Tiso							
Staff Recommendation:	Approval							
Additional speakers:	Councilman Eric Costello Mr. Joe Wolman							
Motion:	Colin Tarbert							
Second:	Victor Bonaparte							
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	8							

14. CITY COUNCIL BILL #17-0081 – REZONING – 5717 AND 5723 HARFORD ROAD (Councilmember Ryan Dorsey)

For the purpose of changing the zoning for the properties known as 5717 and 5723 Harford Road, as outlined in red on the accompanying plat, from the R-4 Zoning District to the C-2 Zoning District. (Third District)

Presenter:		Eric Tiso						
Staff Recommendation:		Approval						
Additional speakers:		None						
Motion:		Victor Clark						
Second:		Victor Bonaparte						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse

Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	8							

**15. MAJOR SUBDIVISION FINAL PLANS/ 100, 200, 300, 321 E.
CROMWELL STREET (Eleventh District)**

Presenter:	Mathew DeSantis							
Staff Recommendation:	Approval							
Additional speakers:	Councilman Eric Costello							
Motion:	Victor Bonaparte							
Second:	Cheo Hurley							
Planning Commission Vote:	Approval							
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	-			Against		Abstain	X	Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	7						1	

**16. MINOR SUBDIVISION FINAL PLANS WITH WAIVER/ 120, 160
OLDHAM STREET (First District)**

Presenter:	Mathew DeSantis							
Staff Recommendation:	Approval							
Additional speakers:	None							
Motion:	Victor Bonaparte							
Second:	Colin Tarbert							
Planning Commission Vote:	Approval							
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	8							

**17. MAJOR SUBDIVISION FINAL PLANS WITH WAIVER/ 1505 ROLAND
HEIGHTS AVENUE AND 4301 LA PLATA AVENUE (RESIDENCES AT
ROLAND HEIGHTS) (Seventh District) ****

Presenter:		Mathew DeSantis						
Staff Recommendation:		Approval						
Additional speakers:		Mr. Al Barry						
Motion:		Victor Bonaparte						
Second:		Edward Reisinger						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	X			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	X			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Carol Hellmann	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	8							

The afternoon meeting was adjourned at **3:10** p.m.

Thomas J. Stosur
Director

TJS/WYA