

**PLANNING COMMISSION
MEETING MINUTES**

August 17, 2017 Meeting No. 1932

The nineteen hundred thirty second Planning Commission Meeting commenced at 1:40 pm Thursday, August 17, 2017.

General Attendance and Speakers:

Al Barry
Caroline Hecker

Staff Attendance:

Laurie Feinberg
Eric Tiso
Anthony Cataldo
Matthew DeSantis
Martin French

1. ROLL CALL

-	Wilbur E. Cunningham, Chairman	Absent
X	Victor Bonaparte Citizens Representative	
X	Victor Clark Jr. Citizens Representative	
X	Robert B. Hopkins Citizens Representative	
X	Cheo D. Hurley Citizens Representative	
X	Marcia Collins DPW Representative	
X	Hon. Edward Reisinger City Council Representative	
X	Colin Tarbert Mayor's Representative	
-	Vacant Citizens Representative	

2. APPROVAL OF MINUTES – July 27, 2017

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Hon. Edward Reisinger					
Second:		Victor Clark Jr.					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

CONSENT AGENDA

3. CIP TRANSFERS

For Board of Estimates Meeting of August 9, 2017

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Victor Clark Jr.					
Second:		Cheo D. Hurley					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

For Board of Estimates Meeting of August 16, 2017

Presenter:	Chairman						
Staff Recommendation:	Approval						
Additional speakers:	None						
Motion:	Victor Clark Jr.						
Second:	Colin Tarbert						
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

**4. CITY COUNCIL BILL #17-0110/ BALTIMORE CITY LANDMARK LIST:
EXTERIORS – OUR SAVIOUR LUTHERAN CHURCH** (Councilmember Mary Pat Clarke)

For the purpose of designating Our Saviour Lutheran Church, 3301 The Alameda, as an historical landmark: exterior. (Fourteenth District)

Presenter:	Chairman						
Staff Recommendation:	Approval						
Additional speakers:	None						
Motion:	Hon. Edward Reisinger						
Second:	Cheo D. Hurley						
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

5. MINOR SUBDIVISION FINAL PLANS/ 2636 WEST NORTH AVENUE AND 2615 WINDSOR AVENUE (Seventh District)

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Colin Tarbert					
Second:		Marcia Collins					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

6. REVISED FINAL DESIGN APPROVAL/ GUILFORD-HOLLIDAY TOWERS PLANNED UNIT DEVELOPMENT #143 – 235 NORTH HOLLIDAY STREET SIGNAGE (Eleventh District)

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Colin Tarbert					
Second:		Victor Clark Jr.					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

REGULAR AGENDA

7. MINOR AMENDMENT AND REVISED FINAL DESIGN APPROVAL / FIRST UNITED CHURCH OF JESUS CHRIST APOSTOLIC PUD #14 – ALDI STORE (Sixth District)

Presenter:		Anthony Cataldo					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Victor Clark Jr.					
Second:		Hon. Edward Reisinger					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

8. CITY COUNCIL BILL #17-0103/ REZONING – 1700 WEST 41ST STREET (Councilmember Leon F. Pinkett, III)

For the purpose of changing the zoning for the property known as 1700 West 41st Street (Block 3575C, Lot 067), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District. (Seventh District)

Presenter:		Martin French					
Staff Recommendation:		Approval					
Additional speakers:		Caroline Hecker					
Motion:		Hon. Edward Reisinger					
Second:		Colin Tarbert					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

CITY COUNCIL BILL #17-0104/ ZONING – CONDITIONAL USE TAVERN – 1700 WEST 41ST STREET (Councilmember Leon F. Pinkett, III)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a tavern on the property known as 1700 West 41st Street (Block 3575C, Lot 067), as outlined in red on the accompanying plat. (Seventh District)

Presenter:		Martin French					
Staff Recommendation:		Approval					
Additional speakers:		Caroline Hecker					
Motion:		Hon. Edward Reisinger					
Second:		Colin Tarbert					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

9. CITY COUNCIL BILL #17-0093/ ZONING – APPEALS TO ZONING BOARD – CORRECTIVE (City Council President – Administration)

For the purpose of deleting certain court-imposed statutory provisions, since rendered inoperative by Ch. 596, Acts of 2017, which direct persons aggrieved by land-use decisions of the Planning Commission (among certain other “authorized administrative officer[s] or unit[s]”) to appeal those decisions to the Board of Municipal and Zoning Appeals, rather than seeking their judicial review; conforming the new Zoning Code to decades of City practice and procedures that recognize the final-administrative status of Planning Commission decisions; and providing for a special effective date. (Citywide)

Presenter:		Eric Tiso					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Victor Clark Jr.					
Second:		Cheo D. Hurley					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

2:00 PM

10. CITY COUNCIL BILL #17-0099/ ZONING – CONDITIONAL USE BANQUET HALL – THE SECOND FLOOR REAR AREA AND THE ADJOINING FENCED-IN PATIO – 5604 YORK ROAD (aka 5609 HESS AVENUE) (Councilmember Bill Henry)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet Hall on the second floor rear area and the adjoining fenced-in patio on the property known as 5604 York Road (aka 5609 Hess Avenue), as outlined in red on the accompanying plat; and providing for a special effective date. (Fourth District)

**** POSTPONED ****

11. CITY COUNCIL BILL #17-0100/ REPEAL OF ORDINANCE 11-571 – THE DISTRICT AT CANTON CROSSING PLANNED UNIT DEVELOPMENT (Councilmember Zeke Cohen)

For the purpose of repealing Ordinance 11-571, as amended by Ordinances 12-13 and 12-86, which designated certain properties as a Business Planned Unit Development known as The District at Canton Crossing; and providing for a special effective date. (First District)

Presenter:		Eric Tiso					
Staff Recommendation:		Approval					
Additional speakers:		Caroline Hecker					
Motion:		Hon. Edward Reisinger					
Second:		Marcia Collins					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

12. CITY COUNCIL BILL #17-0108/ URBAN RENEWAL – MT. WASHINGTON VILLAGE BUSINESS AREA – AMENDMENT ____ (Councilmember Issac “Yitzy” Schleifer)

For the purpose of amending the Urban Renewal Plan for Mt. Washington Village Business Area to modify the boundaries of the Renewal Plan, to delete certain provisions of the Plan pertaining to powers of acquisition and condemnation made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to revise certain Exhibits to reflect the boundary modifications of the Plan and to reflect a change in zoning, upon approval by separate Ordinance, for a portion of the property known as 1700 South Road, and to delete a certain Exhibit made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland; 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. (Fifth District)

Presenter:		Laurie Feinberg					
Staff Recommendation:		Amendment and Approval					
Additional speakers:		Al Barry					
Motion:		Hon. Edward Reisinger					
Second:		Marcia Collins					
Planning Commission Vote: Amendment and Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

CITY COUNCIL BILL #17-0109/ REZONING – A PORTION OF 1700 SOUTH ROAD (Councilmember Issac “Yitzy” Schleifer)

For the purpose of changing the zoning for a portion of the property known as 1700 South Road, as outlined in red on the accompanying plat, from the R-1D Zoning District to the OR-1 Zoning District. (Fifth District)

Presenter:		Laurie Feinberg					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Hon. Edward Reisinger					
Second:		Colin Tarbert					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

2:30 PM

**13. MAJOR SUBDIVISION FINAL PLANS/ 4526 O'DONNELL STREET
(GREEKTOWN PHASE III) (First District)**

Presenter:		Matt DeSantis					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Victor Clark Jr.					
Second:		Hon. Edward Reisinger					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

**FINAL DESIGN APPROVAL/ GREEKTOWN PLANNED UNIT
DEVELOPMENT #131 – 4526 O'DONNELL STREET (First District)**

Presenter:		Matt DeSantis					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Colin Tarbert					
Second:		Cheo D. Hurley					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman		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
Marcia Collins	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	X	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative		For		Against		Abstain	Recuse
Total	7						

**14. CITY COUNCIL BILL #17-0106/ REZONING – 3601-3605 PARK HEIGHTS
AVENUE (Councilmember Sharon Green Middleton)**

For the purpose of changing the zoning for the property known as 3601-3605 Park Heights Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District. (Sixth District)

**CITY COUNCIL BILL #17-0107/ ZONING – CONDITIONAL USE RETAIL
GOODS ESTABLISHMENT (WITH ALCOHOLIC BEVERAGES SALES) –
3601-3605 PARK HEIGHTS AVENUE (Councilmember Sharon Green
Middleton)**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3601-3605 Park Heights Avenue, as outlined in red on the accompanying plat. (Sixth District)

**** POSTPONED ****

The meeting was adjourned at 2:40 pm

Thomas J. Stosur
Director

TJS/EWT