

**PLANNING COMMISSION
MEETING MINUTES**

May 4, 2017 Meeting No. 1927

The nineteen hundred twenty-seventh Planning Commission Meeting commenced at 1:45 pm Thursday, May 4, 2017.

General Attendance and Speakers:

Nicole Battle
Councilman Kristerfer Burnett
Councilman John Bullock
Councilwoman Mary Pat Clarke
Loretta Gardner
Valorie Lacour
Al Barry
Jonathan Aron field
Robert Williams
Kurt Huston
Fine Filbert
Jamie Gordon
Scot Wheeler
Shelly Sehnert
Hunter Cock
Susan Jaslow
Rosemary Mountain
Susan Williams
Liz Williams
Alex Laurens
Randy Stull
Carol Hellman
John Fun
Ms. Valorie Lacour
Al Barry
Jonathan Aron field
Robert Williams
Kurt Huston

Rosemary Mountain
Andre Hackett
Antonio Womack
Steve Riggs
Kenneth Parker
Breached Colors
Anthony Pressley
Aaron Lorca
Carol Everson
Stephanie Fabian
Kerr Houston
Huffs Hubbard
Emily Hiller
Davon Barbour
Bob Williams
Ellen Heller
S. Wielder

Staff Attendance:

Laurie Feinberg
Wolde Ararsa
Christina Hartsfield
Martin French
Matthew DeSantis
Eric Tiso
Mathew DeSantis
Tamara Woods

1. ROLL CALL

-	Wilbur E. Cunningham, Chairman	Absent
X	Victor Bonaparte Citizens Representative	Chaired the Meeting
X	Victor Clark Jr. Citizens Representative	
-	Robert B. Hopkins Citizens Representative	Absent
X	Cheo D. Hurley	

	Citizens Representative	
X	Marcia Collins DPW Representative	
X	Edward Reisinger City Council Representative	
X	Colin Tarbert Mayor's Representative	
-	Vacant Citizens Representative	

2. APPROVAL OF MINUTES – April 13, 2017

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Cheo Hurley					
Second:		Marcia Collins					
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman	-			Against		Abstain	Recuse
Victor Bonaparte	X			Against		Abstain	Recuse
Victor Clark Jr.	X			Against		Abstain	Recuse
Robert B. Hopkins	-			Against		Abstain	Recuse
Cheo D. Hurley	X			Against		Abstain	Recuse
Marcia Collins	X			Against		Abstain	Recuse
Edward Reisinger	X			Against		Abstain	Recuse
Colin Tarbert	X			Against		Abstain	Recuse
Vacant Citizens Representative	-			Against		Abstain	Recuse
Total	6						

CONSENT AGENDA

3. CIP TRANSFERS

For Board of Estimates Meeting of April 26, 2017, for items 1 to 3

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Victor Bonaparte					
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	-	For		Against		Abstain	Recuse
Cheo D. Hurley	X	For		Against		Abstain	Recuse
Marcia Collins	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	6						
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For Board of Estimates Meeting of May 3, 2017, for items 1 to 10

Presenter:	Chairman						
Staff Recommendation:	Approval						
Additional speakers:	None						
Motion:	Victor Bonaparte						
Second:	Victor Clark						
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	-	For		Against		Abstain	Recuse
Cheo D. Hurley	X	For		Against		Abstain	Recuse
Marcia Collins	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	6						

REGULAR AGENDA

4. MINOR AMENDMENT FINAL DESIGN APPROVAL – STADIUM PLACE PUD #102 (Fourteenth District)

Presenter:	Mathew DeSantis						
Staff Recommendation:	Approval						
Additional speakers:	Ms. Nicole Battle Councilwoman Mary Pat Clarke						
Motion:	Edward Reisinger						
Second:	Cheo Hurley						
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman	-			Against		Abstain	Recuse
Victor Bonaparte	X			Against		Abstain	Recuse
Victor Clark Jr.	X			Against		Abstain	Recuse
Robert B. Hopkins	-			Against		Abstain	Recuse
Cheo D. Hurley	X			Against		Abstain	Recuse
Marcia Collins	X			Against		Abstain	Recuse
Edward Reisinger	X			Against		Abstain	Recuse
Colin Tarbert	X			Against		Abstain	Recuse
Vacant Citizens Representative	-			Against		Abstain	Recuse
Total	6						

5. CITY COUNCIL BILL #17-0046/ CITY PROPERTY – RENAMING HARLEM DENISON PARK TO BE THE WILLIAM DONALD SCHAEFER PARK (Councilmember Kristerfer Burnett)

For the purpose of changing the name of Harlem Denison Park, located at 3421 Harlem Avenue, to William Donald Schaefer Park. (Eighth District)

Presenter:	Eric Tiso
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Staff Recommendation:	Approval						
Additional speakers:	None						
Motion:	Councilman Kristerfer Burnett						
Second:	Colin Tarbert						
Planning Commission Vote: Approval of the bill and Planning Commission Posting Waiver.							
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	-	For		Against		Abstain	Recuse
Cheo D. Hurley	X	For		Against		Abstain	Recuse
Marcia Collins	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	6						

6. STREET CLOSING/ CLOSING OF PROCTOR STREET, PROCTOR ALLEY AND A TEN FOOT ALLEY IN THE VICINITY OF EAST CHASE STREET AND HOMEWOOD AVENUE (Twelfth District)

Presenter:	Tamara Woods						
Staff Recommendation:	Approval						
Additional speakers:	None						
Motion:	Cheo Hurley						
Second:	Victor Clark						
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	-	For		Against		Abstain	Recuse
Cheo D. Hurley	X	For		Against		Abstain	Recuse
Marcia Collins	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	6						

7. STREET CLOSING/ CLOSING OF SEVERAL STREETS AND ALLEYS LYING IN BLOCKS 338 AND 327 (Eleventh District)

Presenter:	Mathew DeSantis						
Staff Recommendation:	Approval						
Additional speakers:	Ms. Loretta Gardner						
Motion:	Edward Reisinger						
Second:	Victor Clark						
Planning Commission Vote: Approval							
Wilbur E. Cunningham, Chairman	-			Against		Abstain	Recuse
Victor Bonaparte	X			Against		Abstain	Recuse

Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	-			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Marcia Collins	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	6							

**8. MINOR AMENDMENT- REVISED LOW DENSITY DEVELOPMENT
PLAN/5601 EASTERN AVENUE PUD # 157 – 5601 EASTERN AVENUE
(First District)**

Presenter:		Tamara Woods						
Staff Recommendation:		Approval						
Additional speakers:		Mr. Al Barry						
Motion:		Edward Reisinger						
Second:		Cheo Hurley						
Planning Commission Vote: Approval								
Wilbur E. Cunningham, Chairman	-			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	-			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Marcia Collins	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	6							

**MINOR AMENDMENT & FINAL DESIGN APPROVAL – LA FITNESS/
5601 EASTERN AVENUE PUD # 157 – 5601 EASTERN AVENUE (First
District)**

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

Total	6						
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**9. CITY COUNCIL BILL #17-0042/ ZONING – CONDITIONAL USE
CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS IN
THE R-8 ZONING DISTRICT – VARIANCE – 2304 NORTH FULTON
AVENUE (Councilmember Leon F. Pinkett)**

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 2304 North Fulton Avenue, as outlined in red on the accompanying plat; and granting a variance for certain off-street parking requirements. (Seventh District)

Presenter:	Martin French						
Staff Recommendation:	Amendment, and Approval as amended						
Additional speakers:	None						
Motion:	Cheo Hurley						
Second:	Edward Reisinger						
Planning Commission Vote: Amendment, and Approval as amended							
Wilbur E. Cunningham, Chairman	-			Against		Abstain	Recuse
Victor Bonaparte	X			Against		Abstain	Recuse
Victor Clark Jr.	X			Against		Abstain	Recuse
Robert B. Hopkins	-			Against		Abstain	Recuse
Cheo D. Hurley	X			Against		Abstain	Recuse
Marcia Collins	X			Against		Abstain	Recuse
Edward Reisinger	X			Against		Abstain	Recuse
Colin Tarbert	X			Against		Abstain	Recuse
Vacant Citizens Representative	-			Against		Abstain	Recuse
Total	6						

**10. CITY COUNCIL BILL #17-0043/ REZONING – 1118, 1120, 1122, 1124,
AND 1126 CLARKSON STREET AND 112, 114, 116, AND 118 SELDNER
PLACE (Councilmember Eric T. Costello)**

For the purpose of changing the zoning for the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date. (Eleventh District)

(Postponed)

**11. CITY COUNCIL BILL #17-0047/ REZONING – 2300 EDMONDSON
AVENUE (Councilmember John Bullock)**

For the purpose of changing the zoning for the property known as 2300 Edmondson Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District. (Ninth District)

Presenter:	Martin French
Staff Recommendation:	Disapproval
Additional speakers:	Councilman John Bullock

	Mr. Anthony Pesky Mr. William park						
Motion: Approve the bill instead of the staff recommendation of dis approval	Edward Reisinger						
Second:	Colin Tarbert						
Planning Commission Vote: : In its consideration of this Bill, the Planning Commission reviewed the presented staff report, which recommended disapproval of City Council Bill #17-0047. Upon a motion to instead support the bill, three members voted in favor of approving the bill, one voted against the bill, and two abstained. Pursuant to the Charter of Baltimore City § 72(l), the Planning Commission “may report and submit to the City Council amendments to the Baltimore City Zoning Ordinance. Any such amendment shall be submitted only by resolution, adopted by the affirmative vote of two-thirds of the entire membership of the Commission.” As the Planning Commission did not have six votes in the affirmative, they are unable to make a recommendation to the Council.							
Wilbur E. Cunningham, Chairman	-			Against		Abstain	Recuse
Victor Bonaparte				Against	X	Abstain	Recuse
Victor Clark Jr.	X			Against		Abstain	Recuse
Robert B. Hopkins	-			Against		Abstain	Recuse
Cheo D. Hurley	-		X	Against		Abstain	Recuse
Marcia Collins	-			Against	X	Abstain	Recuse
Edward Reisinger	X			Against		Abstain	Recuse
Colin Tarbert	X			Against		Abstain	Recuse
Vacant Citizens Representative	-			Against		Abstain	Recuse
Total	3		1		2		

12. CITY COUNCIL BILL #17-0049/ PLANNED UNIT DEVELOPMENT – DESIGNATION – OVERLOOK AT ROLAND PARK (Councilmember Isaac “Yitzy” Schleifer)

For the purpose of approving the application of Blue Ocean Realty, contract purchaser of certain property located at Ward 27, Section 15, Block 4820E, Lot 021, to have that property designated a Residential Planned Unit Development; and approving the Development Plan submitted by the applicant. (Fifth District)

Presenter:	Tamara Woods
Staff Recommendation:	Amendment and Approval
Additional speakers:	Ms. Valorie Lacour Mr. Al Barry Mr. Jonathan Aron field Mr. Robert Williams Mr. Kurt Huston Mr. Fine Filbert Ms. Jamie Gordon Mr. Scot Wheeler Ms. Shelly Centers Mr. Hunter Cock Ms. Sue Jaslow Ms. Rosemary Mountain
Motion:	Edward Reisinger
Second:	Colin Tarbert
Planning Commission Vote: Approval	

Wilbur E. Cunningham, Chairman	-			Against		Abstain		Recuse
Victor Bonaparte	X			Against		Abstain		Recuse
Victor Clark Jr.	X			Against		Abstain		Recuse
Robert B. Hopkins	-			Against		Abstain		Recuse
Cheo D. Hurley	X			Against		Abstain		Recuse
Marcia Collins	X			Against		Abstain		Recuse
Edward Reisinger	X			Against		Abstain		Recuse
Colin Tarbert	X			Against		Abstain		Recuse
Vacant Citizens Representative	-			Against		Abstain		Recuse
Total	6							

13. TRANSFORM BALTIMORE MANUALS (FOR DISCUSSION AND TESTIMONY ONLY): 1. DESIGN MANUAL; 2. LANDSCAPE MANUAL; 3. SITE PLAN REVIEW MANUAL

Presenter:	Anthony, Eric and Amy							
Staff Recommendation:	Continuation							
Additional speakers:	Susan Williams							
Motion:	N/A							
Second:	N/A							
Planning Commission Vote: Continuation and no Votes were taken.								
Wilbur E. Cunningham, Chairman				Against		Abstain		Recuse
Victor Bonaparte				Against		Abstain		Recuse
Victor Clark Jr.				Against		Abstain		Recuse
Robert B. Hopkins				Against		Abstain		Recuse
Cheo D. Hurley				Against		Abstain		Recuse
Marcia Collins				Against		Abstain		Recuse
Edward Reisinger				Against		Abstain		Recuse
Colin Tarbert				Against		Abstain		Recuse
Vacant Citizens Representative				Against		Abstain		Recuse
Total								

The afternoon meeting was adjourned at **5:30** p.m.

Thomas J. Stosur
Director

TJS/WYA