

**PLANNING COMMISSION
MEETING MINUTES**

September 28, 2017 Meeting No. 1934

The nineteen hundred thirty fourth Planning Commission Meeting commenced at 1:30 Pm Thursday, September 28, 2017.

General Attendance and Speakers:

Councilman Zeke Cohn
City Council President Jack Young
Councilwoman Sharon Middleton
George E, Mitchell
Carol Hellmann
Sneed Gnaw
Joe Wolman
Elda Simmons
Susan Williams
Patrick Hurrah
James Holzmeister
Liam Davis
Scott Zimmer
Justin Williams

Staff Attendance:

Laurie Feinberg
Eric Tiso
Matthew DeSantis
Martin French
Tamara Woods
Reni Lawal
Kristin Ahearn
Christina Hartsfield

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	Dale Thompson DPW Representative	
-	Hon. Edward Reisinger City Council Representative	Absent
X	Colin Tarbert Mayor's Representative	
-	Vacant Citizens Representative	

2. APPROVAL OF MINUTES – September 7, 2017

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
Dale Thompson	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	-	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 September 13, 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
Dale Thompson	X	For		Against		Abstain		Recuse
Hon. Edward Reisinger	-	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 September 20, 2017, for items 1 to 8

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
Dale Thompson	X	For		Against		Abstain		Recuse
Hon. Edward Reisinger	-	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 September 27, 2017, for items 1 to 10

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
Dale Thompson	X	For		Against		Abstain		Recuse
Hon. Edward Reisinger	-	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	7							

4. MINOR SUBDIVISION FINAL PLANS / 3811 LABYRINTH ROAD (Fifth District)

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		None					
Motion:		Colin Tarbert					
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	X	For		Against		Abstain	Recuse
Dale Thompson	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	-	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 / 1203, 1233 LEADENHALL STREET; 150 WEST OSTEND STREET (STADIUM SQUARE II) (Eleventh District)

Presenter:		Chairman					
Staff Recommendation:		Approval					
Additional speakers:		City Council President Jack Young Councilwoman Sharon Green Middleton					
Motion:		Victor Clark					
Second:		Colin Tarbert					
Planning Commission Vote: Split vote and motion did not carry through							
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
Dale Thompson	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	-	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative	-	For		Against		Abstain	Recuse
Total	7						

REGULAR AGENDA

6. 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)

Presenter:	Martin French						
Staff Recommendation:	Disapproval						
Additional speakers:	City Council President Jack Young Councilwoman Sharon Green Middleton						
Motion:	Victor Clark						
Second:	Colin Tarbert						
Planning Commission Vote: Commission did not have six votes in the affirmative , they are unable to make a recommendation to the council.							
Wilbur E. Cunningham, Chairman	-	For	X	Against		Abstain	Recuse
Victor Bonaparte	X	For	-	Against		Abstain	Recuse
Victor Clark Jr.	X	For	-	Against		Abstain	Recuse
Robert B. Hopkins	-	For	X	Against		Abstain	Recuse
Cheo D. Hurley	-	For		Against		Abstain	X Recuse
Dale Thompson		For	X	Against		Abstain	Recuse
Hon. Edward Reisinger	-	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative	-	For		Against		Abstain	Recuse
Total	3		3				1

**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)

Presenter:	Martin French						
Staff Recommendation:	Disapproval						
Additional speakers:	City Council President Jack Young Councilwoman Sharon Green Middleton						
Motion:	Victor Clark						
Second:	Colin Tarbert						
Planning Commission Vote: Commission did not have six votes in the affirmative , they are unable to make a recommendation to the council.							
Wilbur E. Cunningham, Chairman	-	For	X	Against		Abstain	Recuse
Victor Bonaparte	X	For	-	Against		Abstain	Recuse
Victor Clark Jr.	X	For	-	Against		Abstain	Recuse
Robert B. Hopkins	-	For	X	Against		Abstain	Recuse
Cheo D. Hurley	-	For	-	Against		Abstain	X Recuse
Dale Thompson		For	X	Against		Abstain	Recuse
Hon. Edward Reisinger	-	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative	-	For		Against		Abstain	Recuse
Total	3		3				1

**7. STREET CLOSING – BLOCKS 1165B, 1166, 1167, 1168/ JOHNSTON
SQUARE
(Twelfth District)**

Presenter:	Matt Desantis						
Staff Recommendation:	Approval						
Additional speakers:	None						
Motion:	Victor Clark						
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	X	For		Against		Abstain	Recuse
Dale Thompson	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	-	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative	-	For		Against		Abstain	Recuse
Total	7						

8. MINOR CHANGE/ CANTON CROSSING PUD #109 – 3301 BOSTON STREET – FIRST MARINER BUILDING SIGNAGE (First District)

Presenter:	Eric Tiso						
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
Dale Thompson	X	For		Against		Abstain	Recuse
Hon. Edward Reisinger	-	For		Against		Abstain	Recuse
Colin Tarbert	X	For		Against		Abstain	Recuse
Vacant Citizens Representative	-	For		Against		Abstain	Recuse
Total	7						

MINOR CHANGE/ CANTON CROSSING PUD #109 – 3401 BOSTON STREET – MERRITT CLUB SIGNAGE (First District)

Presenter:	Eric Tiso						
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
Dale Thompson	X	For		Against		Abstain	Recuse

Hon. Edward Reisinger	-	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	7							

**9. INSPIRE NEIGHBORHOOD PLAN/ ROBERT POOLE MIDDLE SCHOOL –
1300 WEST 36TH STREET (Seventh District)**

Presenter:		Reni Lawal						
Staff Recommendation:		Approval						
Additional speakers:		Mr. James Holzmeister						
Motion:		Cheo Hurley						
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
Dale Thompson	X	For		Against		Abstain		Recuse
Hon. Edward Reisinger	-	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	7							

**10. CITY COUNCIL BILL #17-0105/ ZONING – CONDITIONAL USE
CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2
DWELLING
UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 2428 DRUID
HILL**

AVENUE (Councilmember Leon F. Pinkett, III)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2428 Druid Hill Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements. (Seventh District)

Presenter:		Martin French						
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
Dale Thompson	X	For		Against		Abstain		Recuse
Hon. Edward Reisinger	-	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse

Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	7							

**11. CITY COUNCIL BILL #17-0123/ FRANCHISE – BRIDGEWAY OVER
LINDEN
AVENUE – UMMS MIDTOWN EXPANSION PROJECT
(Tabled)**

**12. MINOR CHANGE/BREWER’S HILL PLANNED UNIT
DEVELOPMENT #
104 – ALTA AT BREWER’S HILL – 1211 SOUTH EATON STREET
(First District) ****

Presenter:	Christina Hartsfield							
Staff Recommendation:	Approval							
Additional speakers:	Councilman Zeke Cohn							
Motion:	Victor Clarke							
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
Dale Thompson	X	For		Against		Abstain		Recuse
Hon. Edward Reisinger	-	For		Against		Abstain		Recuse
Colin Tarbert	X	For		Against		Abstain		Recuse
Vacant Citizens Representative	-	For		Against		Abstain		Recuse
Total	7							

The meeting was adjourned at 3:40 pm

Thomas J. Stosur
Director

TJS/WYA