

Planning Commission Hearing Minutes
Date: September 14, 2020

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Kelly Russell – Alderman & Secretary Joan Strawson Dorothy Menelas	Shannon Sperati- Alternate Member Ron Burns – Vice Chair	Gabrielle Collard, Division Manager of Current Planning Joe Adkins, Deputy Director of Planning & Community Development Scott Waxter, Assistant City Attorney Jessica Murphy, Administrative Assistant Pam Reppert, Planner III Charles Morrison, Planner I Cherian Eapen, Traffic Engineer

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

Ms. Collard made the following announcements about upcoming events and opportunities:

- Planning Commission Workshop September 21, 2020 items are available online.

III. APPROVAL OF MINUTES:

Approval of the **August 10, 2020** Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Menelas

SECOND: Commissioner Strawson

VOTE: 4-0.

Approval of the **August 17, 2020** Planning Commission Workshop Meeting Minutes as amended:

MOTION: Commissioner Menelas

SECOND: Commissioner Strawson

VOTE: 4-0.

Approval of the **September 11, 2020** Planning Commission Pre-Planning Meeting Minutes as amended:

MOTION: Commissioner Menelas

SECOND: Commissioner Strawson

VOTE: 4-0.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to

be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. **CONTINUANCES:** None

VI. **MISCELLANEOUS:** None

VII. **OLD BUSINESS:** None

VIII. **NEW BUSINESS:**

A. **PC20-695PCM, Planning Commission Modification, 1030 Storrington Drive**

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved to approve the fence modification, based on the findings that the modification requested is:

In accordance with Section 309(j):

1. The modification will not be contrary to the purpose and intent of the Code as it will not have any adverse impacts on adjoining properties or public rights-of-way and meets the requirements of Section 821(d);
2. The modification is consistent with the Land Use and Community Character and Design Elements of the 2010 Comprehensive Plan; and
3. The height and materials of the fence and the consistency with other fences in the vicinity serve as a compensating design or architectural features so as to meet overall objectives of the particular requirement.

And in accordance with Section 821(d):

1. The proposed fence does comply with the sight triangle provision outlined in Section 611(t);
2. The proposed fence is consistent with the scale and design of the surrounding community; and
3. The proposed fence does not adversely impact the use and enjoyment of other properties in the immediate vicinity.

SECOND: Commissioner Menelas

VOTE: 4-0.

B. PC20-205FSI, Final Site Plan, Governor's Place

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved to approve the modification from the requirement of Section 607(e)(2)(D), *Parking Area Lighting*, that light be contained within the property boundaries, finding that:

1. The modification is not contrary to the purpose and intent of the Code for safety within the business park;
2. The modification is consistent with Comprehensive Plan, Community Character and Design Element Policy 2 to encourage infill of vacant or underutilized property;
3. That the project provides compensating design or architectural features so as to meet the overall objectives of the requirement with associated shared parking and having no impact on adjacent properties outside of the business park.

SECOND: Commissioner Menelas

VOTE: 4-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved to approve Final Site Plan (PC20-205FSI) for Governor's Place Lot 4A finding that the plan complies with all of the applicable criteria of Articles 4, 5, 6, 7, 8, and 12 of the LMC, that it is consistent with the 2010 Comprehensive Plan, and that the site will be adequately served by public facilities, with the following condition:

1. Retain the five (5) existing trees on site along the east side of the parking lot and correct the landscape notes accordingly.
2. Label the three parking spaces to the south along the spillway.

SECOND: Commissioner Menelas

VOTE: 4-0.

C. PC20-500FSI, Final Site Plan, Monocacy Center

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved to approve the Monocacy Center Final Site Plan (PC20-500FSI), finding that the plan complies with all of the applicable criteria of Articles 3, 4, 5, 6, 7, 8 and 12 of the LMC, that it conforms with the approved master plan, the 2010 Comprehensive Plan, and the Moderately Priced Dwelling Unit provisions of Chapter 19 of the City Code and that the site will be served by adequate public facilities to accommodate the impacts of the development, with the following condition to be met:

Provide note that the street details shall be revised with improvement plans to provide tree panels no less the 5' wide in public right-of-way or place street trees on private land in public easements.

SECOND: Commissioner Menelas

VOTE: 5-0.

D. PC19-1297MU, Master Plan, MDC

PLANNING COMMISSION ACTION:

This is the first of two required hearings.

Meeting approximately adjourned at 8:00 pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant

APPROVED 10/12/2020