

**Planning Commission Hearing Minutes
December 17, 2012**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash Josh Bokee Alderman Russell Rick Stup Kate McConnell Bill Ryan		Gabrielle Dunn-Division Manager for Planning Scott Waxter- Assistant City Attorney Carreanne Eyler-Administrative Assistant

I. ANNOUNCEMENTS:

No Announcements

II. APPROVAL OF MINUTES:

III. PUBLIC HEARING-SWEARING IN:

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer “I do”.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be 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. OLD BUSINESS:

PC12-738ZTA, Text Amendment, Section 307, Conditional Comprehensive Rezoning

This is the continuation from Monday, December 10, 2012 public hearing. Mrs. Dunn stated that she sent a revised draft via email for the text amendment. She briefly reviewed the changes that were made.

Public comment was received.

Alderman Krimm stated that the revisions are something that can be worked with. It is in response to what the law is. She feels this would be enforceable.

Richard Griffin, Director of Economic Development feels that this will allow us the flexibility at the Mayor & Board level for properties not being equal, should be rezoned but only if a certain condition exists and it will give them that tool to be able to use.

David Severn, Severn, O'Connor & Kresslein stated that he concurred with Alderman Krimm in that the conditions under the Maryland code that you can put on it are very limited. He feels that the conditions should be contained very strictly within certain parameters.

MOTION: Commissioner Stup made a motion for a positive recommendation for the revised document distributed and in accordance with the staff report and testimony.

SECOND: Commissioner Bokee.

DISCUSSION: Commissioner McConnell stated that she understands what is trying to be done but she cannot support it. She doesn't think that design precludes use and there are plenty of examples of businesses that have worked in design parameters and made what a city or community wanted to have, have happen and it has been very successful. Commissioner Bokee stated that he agreed the conditions would have to be very specific otherwise the process could be unworkable but that this does add to the tools available. He feels this is an opportunity. Alderman Russell stated that she support the positive recommendation but is cautious and that if the text amendment passes, they will have to look at how it is applied. She feels it is important to look at different tools so in that vein, she will support it.

VOTE: 4-1. (Commissioner McConnell opposed)

There was no further business.

Meeting adjourned at 5:45 P.M.

Respectfully Submitted,

Carreanne Eyler
Administrative Assistant