

## **Planning Commission Notes – June 1, 2021 – Submitted by Judd Vickers**

*The meeting of the Planning Commission was conducted via WebEx.*

**Support materials related to the meeting can be viewed at:**

**[https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/\\_06012021-955?packet=true](https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/_06012021-955?packet=true)**

### New Business:

PZ – 2021- 011 – Planning Commission indicated support for a Concept Plan to construct a new storage building on a lot adjacent to 802 Peachblossom Avenue, further modifications of language required. 802 Peachblossom is the location of Travers Electric, and the storage building would be located on the adjacent lot. Typically, a storage, or accessory structure must be located on the lot with the primary structure. One option could be to combine the two lots into one. Another option is to allow for an accessory structure on a separate lot when it is tied to an operating business on the adjacent lot, and not requiring the lots to be combined. In general, it would not be a desirable outcome to allow a proliferation of accessory structures on stand-alone lots when they are not tied to a primary structure, either business or residential.

Annual Housing Report to the State of Maryland Planning Department – Required annual report – 18 residential construction permits issued in Cambridge during 2020; residential construction permits have increased significantly for 2021 throughout the City.

### Public Hearing:

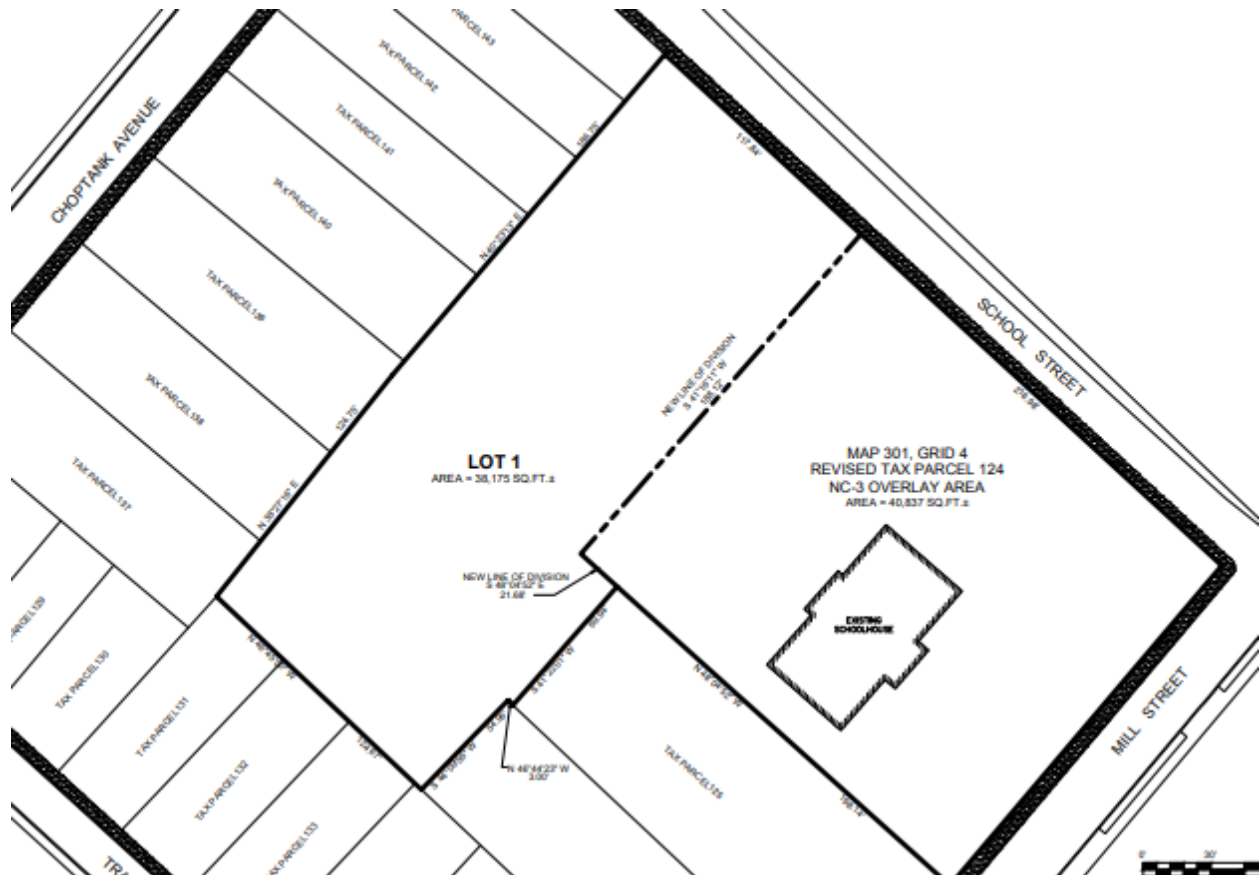
TA 2021-005 - Planning Commission approved Staff recommendation to send Mill Street overlay plan to the City Council with a positive recommendation.

### In summary:

- 1) The property would be subdivided into two lots;
- 2) The overlay permitting the multi-family use will only apply to the portion of the lot with the schoolhouse, which is a little under one acre;
- 3) Remaining unimproved land (shown as lot 1) can be developed in a manner consistent with NC3 zoning;
- 4) The overlay will permit up to 9 apartments in the old Mill Street School House and require that a condominium regime be established. A conversion from rental units to owner occupied units is required after the expiration of the tax credits, estimated to be five years.

There were speakers in favor and in opposition to the latest version of this project, as well as letters of support and opposition which can be read in more detail in the support materials.

Next step for this project will be public hearings and approval by the City Council.



TA 2021-012 – Planning Commission made a positive recommendation to the City Council to Amend Section 5.1.3 A. 1. Provide administrative approval of accessory structures on Through Corner Lots and amend Section 5.1.3. A. 3. Restrict accessory structures taller than 12 feet to comply with the general setback requirement of 5 feet from the rear and modified rear setback. This mitigates an issue related to corner lots with three sides (most problematic on Locust Street) to allow the zoning official to determine a reasonable location for the accessory structure. Currently setback requirements on three street frontages creates issues in placement of an accessory structure.

Discussion Items:

Continued discussion from May meeting related to edibles and medical marijuana. Medical marijuana production facility would need to be able to rent a commercial kitchen in the City produce edibles at some point in the future. It could be considered processing and amendments to zoning might be required.

Discussion and concern raised by Planning Commission related to the proliferation of portable storage units throughout the City, which are being used on a more permanent basis. This matter is already regulated in the City code and is more of an enforcement related issue at this point.

Discussion and concern related to larger work type vehicles being parked on very narrow streets, with narrow lots and creating parking issues for residents.