

Planning Commission Notes – December 7, 2021 – Submitted by Judd Vickers

The meeting of the Planning Commission was conducted in person and via WebEx.

Support materials related to the meeting can be viewed at:

[Choosecambridge.com/AgendaCenter/ViewFile/Agenda/_12072021-1051?packet=true](https://chooscambridge.com/AgendaCenter/ViewFile/Agenda/_12072021-1051?packet=true)

Old Business

PZ 2022-007 – Planning Commission approved preliminary site plan from Dollar General for the southwest corner of MD16 and Stone Boundary Road. Per comments at the October meeting, parking will remain in front of the building and a forest conservation area will buffer adjacent residential areas.

New Business

PZ 2022-008 – Planning Commission approved a concept plan presented for a solar array on 13.66 acres on the southside of MD16. This matter will reappear before the Planning Commission as a request for a Special Exception to allow a Community Solar Energy System.

PZ 2022-009 – Concept plan for a new metal garage for the Choptank Electric facility at 1715 Race Street. Additional garage space needed for vehicles being relocated to Cambridge due to a consolidation with the St. Michaels facility. Building to be constructed on existing paved surface. Metal and color to match other buildings on the site. Planning Commission indicated their approval to proceed with this concept.

Public Hearing

TA 2022-004 – Planning Commission approved sending a text amendment to the City Council which will allow dining as an ancillary use in the Industrial zone, with conditions.

Discussion

Discussion of Text Amendment related to parking as proposed by the City Council. Existing minimum parking requirements would now become the maximum parking amount. Next steps will be a public hearing.

Discussion of Housing Design Architectural Committee Report for the proposed Hyatt residential development. Committee members met with Ryan and Lennar homes, reviewed elevations and styles. Next steps are for the builders to provide samples of finishes.