

Planning Commission Notes – April 5, 2022 – Submitted by Judd Vickers

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

Back up materials can be found at:

chooscambridge.com/AgendaCenter/ViewFile/Agenda/_04052022-1096

Discussion Item (moved to beginning of agenda):

Short-Term Rentals – Planning Commission approved establishing a work group to discuss potential regulations related to short-term rentals, which are currently not subject to any.

Old Business:

1. PZ 2022-009 – Planning Commission approved preliminary site plan for a new garage for Choptank Electric located at 715 Race Street.
2. PZ 2022-010 – Planning Commission suggested that Mod Car Wash move forward with a second concept plan related to property at 2809-2813 Ocean Gateway (adjacent to the Hebron Savings Bank). This item was previously reviewed by the Planning Commission and property owner addressed prior concerns related to architecture, as well as providing additional documentation (market study) that they believe supports the business model.

New Business:

1. PZ 2022-011 – Planning Commission approved sending a Special Exception for a duplex to the Board of Appeals for a vacant lot located on the corner of Race Street and Robinson Avenue. The duplex would be similar to those constructed by Gemcraft in some of the new subdivisions.
2. PZ 2022-013 – Planning Commission approved a preliminary site plan for a new garage for the Cambridge Tire Store, located at 2486 Cambridge Beltway.
3. PZ 2022-014 – Planning Commission provided positive comments related to a concept plan for a garage for the use of Brown Landscaping located at 2837 Ocean Gateway.

Additional Discussion:

1. Sign Program – continued discussion to provide more flexibility with sign requirements related to the redevelopment of sites, where a new monument style sign might not be practical.
2. Industrial Zone Changes – an applicant had requested to operate a temporary church in the industrial zone. The Planning Commission supported the allowance of the church, and perhaps additional uses in the industrial zone. However, before moving forward, the Planning Commission thought it prudent to determine how much land is

available for industrial use, before potentially allowing the expansion of other uses, which could potentially limit the ability for industrial expansion in the future.

3. Jay Corvan requested support from the Planning Commission to apply for a grant to assist with a regional development plan. The City and residents would participate in the planning process (a “Charrette”) and one result of the plan would be a pattern book, providing a path for future development in our community. Subject to additional discussion and consideration by the Zoning Officer and Planning Commission. See the Denton Pattern Book as an example: dentonmaryland.com/wp-content/uploads/2021/11/Pattern-Book-June-2007.pdf