

City of Annapolis

*160 Duke Of Gloucester Street
Annapolis, MD 21401*



Standing Committee Meeting Minutes - Final

Wednesday, September 10, 2025

6:30 PM

Special Meeting - VIRTUAL

**Mayor John T. Chambers, Jr.
City Council Chambers**

Housing and Human Welfare Committee

Call To Order

Alderman Schandelmeier called the Special Meeting to order at 6:35 pm

Roll Call

Present: 3 - Alderman Gay, Alderman Schandelmeier and Alderman Huntley

Approval of Agenda (any changes to the agenda should be made here)

Alderman Schandelmeier moved to adopt as amended to move AP-57-25 to the last item on the agenda. Seconded. CARRIED on voice vote.

Business and Miscellaneous

Approval of Minutes

[HHW 7.21.25](#) Regular Meeting Minutes

Attachments: [HHW 7.21.25](#)

Alderman Huntley moved to approve HHW 7.21.25. Seconded. CARRIED on voice vote.

Appointments and Re-appointments

[AP-56-25](#) Appointment - Ms. Janeen Tasker - Human Relations Commission

Attachments: [AP-56-25](#)

Meeting went into Recess 6:40pm.

Meeting Reconvened 6:42pm.

Alderman Schandelmeier moved to postpone AP-56-25 until the next meeting on October 20th, 2025. Seconded. CARRIED on voice vote.

[AP-57-25](#) Appointment - Ms. Valerie Bonham - Commission of Aging

Attachments: [AP-57-25](#)

Alderman Schandelmeier moved to postpone. Seconded. CARRIED on voice vote.

[AP-58-25](#) Appointment - Ms. Samantha Watts - Education Commission

Attachments: [AP-58-25](#)

Appointment – Ms. Samantha Watts was present to answer questions from the committee.

Alderman Schandelmeier moved to recommend AP-58-25 favorably. Seconded. CARRIED on voice vote.

Legislation

[O-14-25](#)

Implementation of Annapolis Ahead Comprehensive Plan, 2040

For the purpose of implementing the adopted Comprehensive Plan; in Planned Development Chapter 21.24, revising the purpose statements and approving criteria for planned development by linking them to the Comprehensive Plan's goals and community benefits, increasing the share of a planned development that may be devoted to a mix of land uses, allowing for increases in the number of housing units in certain planned developments; revising the definition of common open space and expanding the required percentage of such space in planned developments; in Residential Districts Chapter 21.40, more strictly defining how to compute the size of a house in the R2-NC district; in Terms and Definition Chapter 21.72, updating the definitions of "Floor area" and "Half Story"; in Heights and Bulk Limits Chapter 21.56, updating what appurtenances and types of structure are allowed to project above certain maximum height limits; in Parking and Loading Regulation Chapter 21.66, clarifying the off-street parking exception in the C2 and C2A district so its applicable to all buildings sizes not just those under 20,000 square feet in size; in Certificate of Approval-Commission Decision Chapter 21.56, replacing references to the Department of Public Works with the Department of Planning and Zoning; and generally related to comprehensive plan updates in Title 21.

Sponsors: Buckley, Arnett, Finlayson, Schandelmeier and Gay

Attachments: [O-14-25 First Reader](#)
[O-14-25 Staff Report updated](#)
[O-14-25 Staffing Impact Report updated](#)
[O-14-25 Fiscal Impact Note](#)
[O-14-25 Planning Commission Memo and Recommendations](#)
[O-14-25 Proof of Public Notice](#)
[O-14-25 Affidavit of Public Hearing Notice](#)
[O-14-25 Staff Report to PC with Attachments](#)
[O-14-24 Public Testimony from Dan Clements](#)
[O-14-25 Amendment 1 - Huntley](#)
[O-14-25 Amendment 2 - Buckley](#)
[O-14-25 Amendment 3 - Savidge](#)
[O-14-25 Amendment 4 - Arnett](#)
[O-14-25 Amendment 5 - Savidge](#)
[O-14-25 Amendment 6 - Savidge](#)

Director of Planning Zoning Jakubiak was present to answer questions from the committee.

Alderman Gay requested Legislative and Policy Analyst Reuter to take a look at the "Key" that distinguishes what is happening on the amendments be and clarified for better understanding of the amendments.

Amendment #1- Alderman Schandelmeier moved to recommend Amendment #1 favorably. Seconded. CARRIED on voice vote.

Amendment #2- Alderman Schandelmeier moved to recommend Amendment #2 favorably. Seconded. CARRIED on voice vote.

Aye - Alderman Gay, Alderman Schandelmeier

Nay - Alderman Huntley

Amendment #3 (Huntley)- Strike from line 16 on page 10 to line 26 on pg 11.

Alderman Huntley moved to Recommend Amendment #3 Favorably. Seconded. DEFEATED on voice vote.

Aye- Alderman Huntley

Nay- Alderman Schandelmeier, Alderman Gay

Alderman Gay requested Acting City Manager Buckland and Director of Planning & Zoning Jakubiak present this to the Historic Preservation Commission for findings.

Alderman Schandelmeier moved to recommend favorably. Seconded. CARRIED on voice vote.

Aye- Alderman Schandelmeier, Alderman Gay

Nay - Alderman Huntley

Alderman Schandelmeier moved to Recommend O-14-25 Favorably as Amended. Seconded. CARRIED on voice vote.

O-29-25

Tyler Avenue Complete Community Overlay District

For the purpose of establishing the Tyler Avenue Complete Community overlay district as a new zoning district, which will supersede the existing zoning districts within the boundary of the new district.

Sponsors: Gay

Attachments: [O-29-25 First Reader](#)

[O-29-25 Legislative Summary](#)

[O-29-25 Staff Report](#)

[O-29-25 Staffing Impact Report](#)

[O-29-25 Fiscal Impact Note](#)

[O-29-25 Staff Report to Planning Commission](#)

[O-29-25 Planning Commission Findings & Recommendations](#)

[O-29-25 & O-30-25 Affidavit of Public Hearing Notice](#)

Chief of Comprehensive Planning Leshinsky was present to answer questions from the committee.

Alderman Gay moved to recommend O-29-25 favorably. Seconded. CARRIED on voice vote.

Alderman Gay asked for the Human and Equity Development Commission to be at the October 20th, 2025 meeting.

Adjournment

Alderman Gay asked for the Human and Equity Development Commission to be at the October 20th, 2025 meeting.

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at 7:38pm.

Kalyn Jackson
City Council Associate

Anyone needing reasonable accommodation to be able to participate in a public meeting held by the City of Annapolis should contact Kalyn Jackson at 410.263.7030, by MD Relay (711), or by email at kajackson@annapolis.gov at least five days prior to the meeting date to request assistance. We encourage citizens to attend and participate in City Council Meetings.

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The meeting can also be viewed on computer and mobile devices by going to <http://bit.ly/1gCd4pL>, and on Facebook by selecting: <http://www.facebook.com/CityofAnnapolis> and on Youtube by selecting: <http://www.youtube.com/CityofAnnapolis> during the meetings. If you miss the live meeting, recordings are available for viewing on <http://www.facebook.com/CityofAnnapolis> and <http://www.youtube.com/CityofAnnapolis>.