



City of Annapolis

160 Duke Of Gloucester
Street
Annapolis, MD 21401

Special Meeting Minutes Environmental Matters Committee

Thursday, September 11, 2025

3:00 PM

Mayor John T. Chambers, Jr.
City Council Chambers

Regular Meeting

Call To Order

Alderman Savidge called the Regular Meeting to order at 3:06pm.

Roll Call

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

Alderman Finlayson moved to approve the Regular Meeting agenda. Seconded. CARRIED on voice vote.

Business and Miscellaneous

Approval of Minutes

Special Meeting Minutes

Attachments: [ENV 7.25.25](#)

Alderman Arnett moved to approve ENV 7.25.25. Seconded. CARRIED on voice vote.

General Discussion

Planning & Zoning - Developmental Updates

Attachments: [Current Projects](#)

[FCP Forest Conservation Plan_v1](#)

[LANDSCAPE PLANS_v2 \(1\)](#)

[ENV 6.12 - Current Projects](#)

[ENV 7.10 - Current Projects](#)

[ENV 9.11 - Current Projects](#)

Assistant City Attorney Leonard, Planning & Zoning Senior Planner Meekins and Chief of Comprehensive Planning Leshinsky were present to answer questions from the committee.

Legislation

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

Aldерwoman Finlayson requested the Planning and Zoning Department have all the materials prepared for the joint meeting on September 22nd, 2025.

Aldерwoman Finlayson moved to postpone O-14-25 until joint meeting on September 22nd, 2025.

Equitable Public Water Access Plan

For the purpose of adopting the City of Annapolis Equitable Public Water Access Plan.

Sponsors: Buckley

Attachments: [R-40-25 First Reader](#)

[R-40-25 Annapolis Equitable Public Water Access Plan](#)

[R-40-25 Fiscal Impact Note](#)

[R-40-25 Staff Report](#)

[R-40-25 Staffing Impact Report](#)

[R-40-25 Annapolis Environmental Commission \(AEC\) Review](#)

[R-40-25 Amendment 1 - Savidge](#)

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

The committee asked for an overview of the Water Access Plan at the October 8th, 2025 committee meeting.

Alderwoman Finlayson moved to postpone R-40-25 until October 8th, 2025. Seconded. CARRIED on voice vote.

Annapolis Harbor Lines at 423 Chester Avenue on Back Creek

For the purpose of changing the Annapolis harbor line on Back Creek at 423 Chester Avenue in the vicinity of the Safe Harbor Annapolis piers; and matters generally related to harbor lines.

Sponsors: Arnett

Attachments: [O-21-25 First Reader](#)

[O-21-25 Exhibit A - Safe Harbor Drawing-Lateral Line Plan](#)

[O-21-25 Legislative Summary](#)

[O-21-25 Staffing Impact Report](#)

[O-21-25 Staff Report](#)

[O-21-25 Fiscal Impact Note](#)

Deputy City Manager for Resilience & Sustainability Guild was present to answer questions from the committee.

Public Speaker:

Attorney Allen Hyatt
200 West Gate Circle
Annapolis MD, 21401

Frida Wylie
403 Chesapeake Ave
Annapolis MD, 21403

Alderman Savidge moved to No action taken on O-21-25. Seconded. CARRIED on voice vote.

Lease of City Property - 2031-2036 Fall Boat Shows

For the purpose of authorizing a lease of municipal property located in the City Dock area, including docking spaces, boat slips, boat moorings, adjacent City waters, and certain portions of nearby boardwalks, sidewalks, parking lots, and City roadways, , as well as an additional area on Edgewood Road to United States Yacht Shows, Inc. from January 1, 2031 through December 31, 2036 for the purpose of carrying on its business of annual fall boat shows.

Sponsors: Buckley

Attachments: [O-32-25 First Reader](#)

[O-32-25 Boat Shows Lease - Fall 2031-2036](#)

[O-32-25 Staffing Impact Report](#)

[O-32-25 Staff Report](#)

[O-32-25 Fiscal Impact Note](#)

[O-32-25 Maritime Advisory Board Recommendation](#)

Assistant City Attorney Leonard was present to answer questions from the committee.

Alderwoman Finlayson moved to recommend O-32-25 favorably. Seconded. CARRIED on voice vote.

Lease of City Property - 2031-2036 Spring Boat Shows

For the purpose of authorizing a lease of municipal property located in the City Dock area, including docking spaces, boat slips, boat moorings, adjacent City waters, and certain portions of nearby boardwalks, sidewalks, parking lots, and City roadways, to United States Yacht Shows, Inc. from January 1, 2031 through December 31, 2036 for the purpose of carrying on its business of annual spring boat shows.

Sponsors: Buckley

Attachments: [O-36-25 First Reader](#)

[O-36-25 Boat Shows Lease - Spring 2031-2036](#)

[O-36-25 Fiscal Impact Note](#)

[O-36-25 Staff Report](#)

[O-36-25 Staffing Impact Report](#)

[O-36-25 Maritime Advisory Board Recommendation](#)

Alderwoman Finlayson moved to recommend O-36-25 favorably. Seconded. CARRIED on voice vote.

General Discussion

Resilience & Sustainability Update

Attachments: [January R&S Highlights](#)
[February R&S Highlights](#)
[March R&S Highlights](#)
[April R&S Highlights](#)
[July 2025 R&S Highlights](#)
[September R&S Highlights](#)
[October R&S Highlights](#)

Deputy City Manager for Resilience & Sustainability Guild and Environmental Programs Manager Laconich were present to answer questions from the committee.

Adjournment

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at 5:24 pm.

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>.