

City of Annapolis

*160 Duke Of Gloucester Street
Annapolis, MD 21401*



Standing Committee Meeting Minutes - Final

Friday, October 3, 2025

1:00 PM

Joint Meeting

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

Environmental Matters Committee

Call To Order

Alderman Savidge called the Joint Meeting to order at 1:05 pm.

Roll Call

Present: 3 - Alderman Savidge, Alderman Arnett and Alderwoman Finlayson

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

**Alderman Arnett moved to approve the Joint Meeting agenda. Seconded.
CARRIED on voice vote.**

Business and Miscellaneous

Approval of Minutes

[ENV 9.11.25](#) Regular Meeting Minutes

Attachments: [ENV 9.11.25](#)

**Alderman Arnett moved to approve ENV 9.11.25. 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](#)

Alderman Schandelmeier, Deputy City Manager for Resilience & Sustainability Guild, Director of Planning & Zoning Jakubiak, and Chief of Comprehensive Planning Leshinsky were present to answer questions from the committee.

Amendment #4 - Alderman Arnett moved to recommend Amendment #4 favorably. Seconded. CARRIED on voice vote.

Amendment #5 -**C. Prohibited Features:**

Ross moved to Strike "covered", insert "enclosed". voice vote.

Height and Enclosures:

Ross moved to strike "extend" and insert "not to exceed". voice vote.

Ross moved to insert "shall be in 12.64.540. A.2.D". voice vote.

Allowable Projections Above Height Limitations:

Alderman Arnett moved On pg. 11 un strike lines 1-26, and on line 22, insert the following as subsections d,e,f:

"(1) The extra height is necessary and minimal;

(2) Visual impacts are reduced through greater setbacks, appropriate screening, materials, or colors; and

(3) All other overlay standards, including green roofs, coverage limits, maintenance, and historic district requirements, are satisfied; and ". voice vote.

Alderman Arnett moved to recommend Amendment #5 favorably as amended.

Seconded. CARRIED on voice vote.

Alderman Arnett moved to recommend Amendment #6 favorably. Seconded.

CARRIED on voice vote.

Aye-Alderman Savidge, Alderman Arnett

Nay-Alderwoman Finlayson

Alderman Arnett moved to Recommend O-14-25 Favorably as amended.

Seconded. CARRIED on voice vote.

Aye-Alderman Savidge, Alderman Arnett

Nay-Alderwoman Finlayson

Adjournment

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at

3:17 pm.

Kalyn Jackson

City Council Associate

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