

# City of Annapolis

*160 Duke Of Gloucester Street  
Annapolis, MD 21401*



## **Standing Committee Meeting Minutes - Draft**

**Friday, October 3, 2025**

**3:00 PM**

**Regular Meeting**

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

**City Council Chambers**

**Rules & City Government Committee**

Call To Order

**Alderwoman Finlayson called the Regular Meeting to order at 3:31 pm.**

Roll Call

**Present:** 3 - Alderwoman Finlayson, Alderman Arnett and Alderman Schandelmeier

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

**Alderman Arnett moved to adopt as amended to add CA-1-25 to the Regular Meeting Agenda. Seconded. CARRIED on voice vote.**

### **Business and Miscellaneous**

#### **Approval of Minutes**

[RCG 9.8.25](#) Term Ending Minutes

**Attachments:** [RCG 9.8.25](#)

**Alderman Schandelmeier moved to approve RCG 9.8.25 Term Ending Minutes. Seconded. CARRIED on voice vote.**

### **Legislation**

[O-15-25](#)

**Accessory Dwelling Unit Requirements**

For the purpose of removing the residency requirement for property owners who have an Accessory Dwelling Unit (ADU) on their residential property; defining "ownership" in Title 21; limiting short-term rentals to one of the two dwelling units on an ADU property; and generally related to Accessory Dwelling Unit requirements of Titles 21 and 17.

**Sponsors:** Schandelmeier

**Attachments:** [O-15-25 First Reader](#)

[O-15-25 Legislative Summary](#)

[O-15-25 Staff Report](#)

[O-15-25 Staffing Impact Report](#)

[O-15-25 Fiscal Impact Note](#)

[O-15-25 Staff Report to the Planning Commission](#)

[O-15-25 Planning Commission Findings](#)

[O-15-25 Public Hearing Notice in the Capital Gazette](#)

[O-15-25 NEW MEETING DATE Capital Gazette Notice](#)

[O-15-25 & O-28-25 Public Notice Affidavit](#)

[O-15-25 Amendment 1 - Schandelmeier](#)

[O-15-25 Amendment 2 - Schandelmeier](#)

[O-15-25 Amendment 3 - Savidge](#)

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

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

**Aye- Alderman Schandelmeier, Alderwoman Finlayson**

**Nay- Alderman Arnett**

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

**Amendment #3 - Alderman Schandelmeier moved to recommend Amendment #3 favorably. Seconded. CARRIED. voice vote.**

**Aye- Alderman Schandelmeier, Alderman Arnett**

**Nay- Alderwoman Finlayson**

**Alderwoman Finlayson moved to Recommend O-15-25 Favorably as amended.**

**Seconded. DEFEATED on voice vote.**

**Aye- Alderman Schandelmeier**

**Nay- Alderwoman Finlayson, Alderman Arnett**

[O-18-25](#)      **Re-Allowing Historic Duplexes in R2 Zoning Districts**

For the purpose of allowing duplexes to be built in R2 zoning districts, provided they resemble the existing single-family homes in the neighborhood; and generally related to R2 Single-Family Residence district requirements.

**Sponsors:** Huntley

**Attachments:** [O-18-25 First Reader](#)  
[O-18-25 Legislative Summary](#)  
[O-18-25 Staffing Impact Report](#)  
[O-18-25 Staff Report](#)  
[O-18-25 Fiscal Impact Note](#)  
[O-18-25 Staff Report to Planning Commission](#)  
[O-18-25 Planning Commission Findings](#)  
[O-18-25 Public Hearing Notice in the Capital Gazette](#)  
[O-18-25 NEW MEETING DATE Capital Gazette Notice](#)  
[O-15-25 & O-28-25 Public Notice Affidavit](#)

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

**Guest Speaker:  
Katie McDermott  
50 Franklin St.,  
Annapolis, MD 21401**

**Amendment #1- Alderman Arnett moved On page 3, line 9 strike "10%" and insert "a cap at 30%". Seconded. DEFEATED on voice vote.**

**Aye- Alderman Arnett  
Nay- Alderman Schandelmeier, Alderwoman Finlayson**

**Alderman Schandelmeier moved to recommend O-18-25 favorably. DEFEATED for lack of Second.**

[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 Arnett moved to recommend O-29-25 favorably. Seconded. CARRIED on voice vote.

[O-30-25](#)

**Business Revitalization District Regulation Change**

For the purpose of correcting a key bulk standard for the Business Revitalization (BR) zoning district by increasing the allowable floor area compared to the size of the lot from a 2.0 to 2.5 floor area ratio; require conformance with the general architectural design of the buildings around the property; and generally related to Business Revitalization District requirements.

**Sponsors:** O'Neill and Gay

**Attachments:** [O-30-25 First Reader](#)  
[O-30-25 Legislative Summary](#)  
[O-30-25 Staff Report](#)  
[O-30-25 Staffing Impact Report](#)  
[O-30-25 Fiscal Impact Report](#)  
[O-30-25 Staff Report to Planning Commission](#)  
[O-30-25 Planning Commission Findings and Recommendations](#)  
[O-29-25 & O-30-25 Affidavit of Public Hearing Notice](#)  
[O-30-25 Amendment 1 - O'Neill](#)  
[O-30-25 Amendment 2 - O'Neill](#)

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

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

**Alderman Arnett moved to recommend O-30-25 favorably. Seconded. CARRIED on voice vote.**

[O-34-25](#)

**FY 2026 Changes in Exempt Service Job Classifications**

For the purpose of updating the list of exempt service positions; and generally related to exempt service positions.

**Sponsors:** Buckley

**Attachments:** [O-34-25 First Reader](#)  
[O-34-25 Staff Report](#)  
[O-34-25 Staffing Impact Report](#)  
[O-34-25 Fiscal Impact Note](#)

**Alderman Schandelmeier moved to recommend O-34-25 favorably. Seconded. CARRIED on voice vote.**

[O-33-25](#)

**Lease of City Property - Market House**

For the purpose of authorizing the lease of the Market House to New Market House, LLC, the Tenant for an initial term of July 1, 2033, through June 30, 2038, with additional optional renewal terms, subject to certain terms, provisions, and conditions; and matters generally relating to said lease.

**Sponsors:** Buckley

**Attachments:** [O-33-25 Market House Lease - July 2025](#)

[O-33-25 Attachment A](#)

[O-33-25 Staffing Impact Report](#)

[O-33-25 Staff Report](#)

[O-33-25 Fiscal Impact Note](#)

[O-33-25 First Reader](#)

[O-33-25 Amendment 1 - Huntley](#)

[O-33-25 Market House Lease - REVISED October 2025](#)

[O-33-25 Market House Lease - REVISED Oct. 2025 Redlined Copy](#)

**Acting City Manager Buckland was present to answer questions from the committee.**

**Guest Speaker:**

**Jody Danek  
2981 Friends Rd,  
Annapolis MD, 21401**

**Keith Bouchard  
18 Brice Road  
Annapolis MD, 21409**

**Laurie Sullivan  
25 Wagner Street  
Annapolis MD, 21401**

**Alderman Schandelmeier moved to no action taken due to negotiations still underway. Seconded. CARRIED on voice vote.**

[CA-1-25](#) **City Council Compensation Commission**

For the purpose of updating the process for setting the City Council's compensation; removing it from the Council Elections Article of the City Charter and inserting it under The City Council Article; and removing the requirement that the Council's compensation commission sets the City Manager's compensation.

**Sponsors:** Buckley

**Attachments:** [CA-1-25 First Reader](#)  
[CA-1-25 Legislative Summary](#)  
[CA-1-25 Salary Review Commission Report to Council \(from R-8-24 2025\)](#)  
[CA-1-25 Fiscal Impact Note](#)  
[CA-1-25 Staffing Impact Report](#)  
[CA-1-25 Staff Report](#)  
[CA-1-25 Capital Gazette Public Notic Affidavit](#)  
[O-13-25 First Reader](#)

**Acting City Manager Buckland and Legislative and Policy Analyst Reuter were present to answer questions from the committee.**

**Alderman Schandelmeier moved to take no action on CA-1-25. Seconded. CARRIED on voice vote.**

Adjournment

**Upon motion duly made, seconded and adopted, the Regular Meeting was adjourned at 5:50 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](mailto: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>.*