City of Annapolis

160 Duke Of Gloucester Street Annapolis, MD 21401



Standing Committee Meeting Minutes - Draft

Friday, October 3, 2025 1:00 PM

Joint Meeting

Mayor John T. Chambers, Jr. City Council Chambers

Rules & City Government Committee

Call To Order

Alderwoman Finlayson called the Joint Meeting to order at 1:04 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 approve the Joint Meeting agenda. 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 Savidge, 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:

The applicant shall demonstrate:

- "(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.

Amendment #6 - Alderman Schandelmeier moved to take No Action on Amendment #6 Favorably. 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

 ${\bf Alderman\ Arnett\ moved\ to\ Recommend\ Favorably-Amendment.\ Seconded}.$

CARRIED on voice vote.

Adjournment

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

3:17 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.