

**PLANNING COMMISSION
MEETING MINUTES**

Meeting No. 2085

The two thousand eighty-fifth Planning Commission Meeting commenced at 1:05 pm on Thursday, February 5, 2026.

1:00 PM

1. ROLL CALL

X	Robin Allen Citizens' Representative	Arrived for Item #4
X	Hon. John Bullock City Council Representative	
	Christine Griffin DPW Representative	Excused
	Talib Horne Citizens' Representative	Absent
X	Claudia Jolin Citizens' Representative	
X	Doug McCoach Citizens' Representative	
X	Jane Lewis Mayor's Representative	
X	Eric Stephenson, Vice Chairman Citizens' Representative	
X	Jon Laria, Chairman Citizens' Representative	

2. APPROVAL OF MINUTES – December 11, 2025 and January 15, 2026

Presenter:	Chairman							
Staff Recommendation:	Approval							
Speakers:	None							
Motion:	Eric Stephenson, Vice Chair							
Second:	Doug McCoach							
Planning Commission Vote:	Approval with Amendment to December 11 th Item #7							
Robin Allen		For		Against		Abstain		Recuse
Hon. John Bullock	X	For		Against		Abstain		Recuse
Christine Griffin		For		Against		Abstain		Recuse
Talib Horne		For		Against		Abstain		Recuse
Claudia Jolin	X	For		Against		Abstain		Recuse
Doug McCoach	X	For		Against		Abstain		Recuse
Jane Lewis	X	For		Against		Abstain		Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain		Recuse
Jon Laria, Chairman	X	For		Against		Abstain		Recuse
Total:	6							

CONSENT AGENDA

3. CIP TRANSFERS

Meeting of January 21, 2026, February 4, 2026

Presenter:	Chairman							
Staff Recommendation:	Approval							
Speakers:	None							
Motion:	Doug McCoach							
Second:	Hon. John Bullock							
Planning Commission Vote:	Approval							
Robin Allen		For		Against		Abstain		Recuse
Hon. John Bullock	X	For		Against		Abstain		Recuse
Christine Griffin		For		Against		Abstain		Recuse
Talib Horne		For		Against		Abstain		Recuse
Claudia Jolin	X	For		Against		Abstain		Recuse
Doug McCoach	X	For		Against		Abstain		Recuse
Jane Lewis	X	For		Against		Abstain		Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain		Recuse
Jon Laria, Chairman	X	For		Against		Abstain		Recuse
Total:	6							

4. CITY COUNCIL BILL #25-0133/ CITY STREETS – OPENING – A PORTION OF FALLS ROAD AT THE INTERSECTION OF WEST COLDSRING LANE (Sixth District)

For the purpose of condemning and opening a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date. (City Council President – Administration)

CITY COUNCIL BILL #25-0134/ CITY STREETS – CLOSING – A PORTION OF FALLS ROAD AT THE INTERSECTION OF WEST COLDSRING LANE (Sixth District)

For the purpose of condemning and closing a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date. (City Council President – Administration)

CITY COUNCIL BILL #25-0135/ SALE OF PROPERTY – A PORTION OF FALLS ROAD AT THE INTERSECTION OF WEST COLDSRING LANE (Sixth District)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane and no longer needed for public use; and providing for a special effective date. (City Council President – Administration)

Presenter:	Chairman						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Claudia Jolin						
Second:	Eric Stephenson, Vice Chair						
Planning Commission Vote:	Approval						
Robin Allen	X	For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin		For		Against		Abstain	Recuse
Talib Horne		For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach	X	For		Against		Abstain	Recuse
Jane Lewis	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	7						

5. CITY COUNCIL BILL #25-0132/ CITY STREETS – CLOSING – NORTH VINCENT STREET, FORNEY STREET, AND A 2 FOOT ALLEY (Ninth District)

For the purpose of condemning and closing North Vincent Street, Forney Street, and a 2 foot alley bounded by West Lexington Street, North Gilmore Street, West Fayette Street, and North Mount Street, as shown on a plat numbered 340-A-30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date. (City Council President - Administration)

Presenter:	Chairman						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Eric Stephenson, Vice Chair						
Second:	Hon. John Bullock						
Planning Commission Vote:	Approval						
Robin Allen	X	For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin		For		Against		Abstain	Recuse
Talib Horne		For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach	X	For		Against		Abstain	Recuse
Jane Lewis	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	7						

REGULAR AGENDA

6. ADOPTION OF THE WALTER P. CARTER INSPIRE PLAN (Fourth District)

**** Item #6 has been Postponed ****

7. STREET CLOSING/ CLOSING OF TWO AIR RIGHTS PORTIONS OF THE 1900-BLOCK OF McELDERRY STREET (Thirteenth District)

Presenter:	Antoine Heath						
Staff Recommendation:	Approval with Conditions						
Speakers:	Caroline Hecker						
Motion:	Eric Stephenson, Vice Chair						
Second:	Doug McCoach						
Planning Commission Vote:	Approval with Conditions						
Robin Allen	X	For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin		For		Against		Abstain	Recuse
Talib Horne		For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach	X	For		Against		Abstain	Recuse
Jane Lewis	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	7						

8. CITY COUNCIL BILL #25-0136/ REZONING – 3009 GREENMOUNT AVENUE (Fourteenth District)

For the purpose of changing the zoning for the property known as 3009 Greenmount Avenue (Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District. (Councilmember Ramos)

Presenter:	Austin Davis						
Staff Recommendation:	Adopt Findings and Approval						
Speakers:	Councilmember Odette Ramos; Monica Lapenta						
Motion:	Doug McCoach						
Second:	Hon. John Bullock						
Planning Commission Vote:	Adopt Findings and Approval						
Robin Allen	X	For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin		For		Against		Abstain	Recuse
Talib Horne		For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach	X	For		Against		Abstain	Recuse
Jane Lewis	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	7						

1:30 PM

9. CITY COUNCIL BILL #25-0128/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 1118 N CAREY STREET (Ninth District)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1118 N Carey Street (Block 0055B, Lot 010), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Bullock)

Presenter:	Justin Walker						
Staff Recommendation:	Amendment and Approval						
Speakers:	Derrick Shaw						
Motion:	Eric Stephenson, Vice Chair						
Second:	Claudia Jolin						
Planning Commission Vote:	Amendment and Approval						
Robin Allen	X	For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin		For		Against		Abstain	Recuse
Talib Horne		For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach	X	For		Against		Abstain	Recuse
Jane Lewis	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	7						

10. STREET CLOSING/ CLOSING OF A PORTION OF LIGHT STREET, CALVERT STREET AND EAST PRATT STREET (Eleventh District)

Presenter:	Chairman						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Robin Allen						
Second:	Doug McCoach						
Planning Commission Vote:	Approval						
Robin Allen	X	For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin		For		Against		Abstain	Recuse
Talib Horne		For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach	X	For		Against		Abstain	Recuse
Jane Lewis	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	7						

The meeting was adjourned at 2:20 pm.

Tim Keane
Director

TK/ewt