

PLANNING COMMISSION MEETING MINUTES

Meeting No. 2094

The two thousand ninety-fourth Planning Commission Meeting commenced at 1:05 pm on Thursday, August 6, 2026.

1:00 PM

1. ROLL CALL

	<i>Vacant</i> Citizens' Representative	
	Robin Allen Citizens' Representative	Excused
X	Hon. John Bullock City Council Representative	
X	Christine Griffin DPW Representative	
X	Claudia Jolin Citizens' Representative	
	Doug McCoach Citizens' Representative	Excused
X	Calvin Young Mayor's Representative	Arrived for Item #7
X	Eric Stephenson, Vice Chairman Citizens' Representative	
X	Jon Laria, Chairman Citizens' Representative	

2. APPROVAL OF MINUTES – June 25, 2026 (Corrected Copy)

Presenter:	Chairman							
Staff Recommendation:	Approval							
Speakers:	None							
Motion:	Eric Stephenson, Vice Chair							
Second:	Claudia Jolin							
Planning Commission Vote:	Approval							
<i>Vacant</i>		For		Against		Abstain		Recuse
Robin Allen		For		Against		Abstain		Recuse
Hon. John Bullock	X	For		Against		Abstain		Recuse
Christine Griffin	X	For		Against		Abstain		Recuse
Claudia Jolin	X	For		Against		Abstain		Recuse
Doug McCoach		For		Against		Abstain		Recuse
Calvin Young		For		Against		Abstain		Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain		Recuse
Jon Laria, Chairman	X	For		Against		Abstain		Recuse
Total:	5							

APPROVAL OF MINUTES – July 16, 2026

Presenter:	Chairman							
Staff Recommendation:	Approval							
Speakers:	None							
Motion:	Christine Griffin							
Second:	Hon. John Bullock							
Planning Commission Vote:	Approval							
<i>Vacant</i>		For		Against		Abstain		Recuse
Robin Allen		For		Against		Abstain		Recuse
Hon. John Bullock	X	For		Against		Abstain		Recuse
Christine Griffin	X	For		Against		Abstain		Recuse
Claudia Jolin	X	For		Against		Abstain		Recuse
Doug McCoach		For		Against		Abstain		Recuse
Calvin Young		For		Against		Abstain		Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain		Recuse
Jon Laria, Chairman	X	For		Against		Abstain		Recuse
Total:	5							

CONSENT AGENDA

3. CIP TRANSFERS

Meeting of August 5, 2026 and additional items.

Presenter:	Chairman							
Staff Recommendation:	Approval							
Speakers:	None							
Motion:	Eric Stephenson, Vice Chair							
Second:	Hon. John Bullock							
Planning Commission Vote:	Approval							
<i>Vacant</i>		For		Against		Abstain		Recuse
Robin Allen		For		Against		Abstain		Recuse
Hon. John Bullock	X	For		Against		Abstain		Recuse
Christine Griffin	X	For		Against		Abstain		Recuse
Claudia Jolin	X	For		Against		Abstain		Recuse
Doug McCoach		For		Against		Abstain		Recuse
Calvin Young		For		Against		Abstain		Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain		Recuse
Jon Laria, Chairman	X	For		Against		Abstain		Recuse
Total:	5							

4. MINOR SUBDIVISION FINAL PLANS – 222 NORTH FREMONT AVENUE – POE HOMES (Ninth District)

Presenter:	Chairman						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Christine Griffin						
Second:	Eric Stephenson, Vice Chair						
Planning Commission Vote:	Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young		For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	5						

5. MINOR SUBDIVISION FINAL PLANS – 507 WEST PRESTON STREET – BRISCOE ELEMENTARY (Eleventh District)

Presenter:	Chairman						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Christine Griffin						
Second:	Eric Stephenson, Vice Chair						
Planning Commission Vote:	Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young		For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	5						

**6. REVISED FINAL DESIGN APPROVAL – BALTIMORE PENINSULA
(PREVIOUSLY PORT COVINGTON) BUILDING E6 – REVISED SIGNAGE PLAN
(Eleventh District)**

Presenter:	Chairman						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Christine Griffin						
Second:	Eric Stephenson, Vice Chair						
Planning Commission Vote:	Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young		For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	5						

REGULAR AGENDA

**7. CITY COUNCIL BILL #26-0195/ ZONING – ACCESSORY DWELLING UNITS
(Citywide)**

For the purpose of permitting an accessory dwelling unit on a property with a principal dwelling unit; defining accessory dwelling unit; establishing certain bulk and yard requirements for an accessory dwelling unit; allowing an accessory dwelling unit as a permitted encroachment to a required rear yard; and generally relating to accessory dwelling units. (Councilmember Dorsey)

Presenter:	Justin Walker						
Staff Recommendation:	Amendment and Approval						
Speakers:	Joan Floyd; Deb O'Neill; Kelli Bigelow; Jody Landers; Nichole Gatewood; Yolanda Winkler; Councilmember Ryan Dorsey						
Motion:	Eric Stephenson, Vice Chair						
Second:	Christine Griffin						
Planning Commission Vote:	Amendment and Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	6						

**8. STREET CLOSING/ CLOSING OF A 20 FOOT ALLEY IN BLOCK 1497 –
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (Thirteenth
District)**

Presenter:	Brandon Kanoy						
Staff Recommendation:	Approval						
Speakers:	None						
Motion:	Christine Griffin						
Second:	Hon. John Bullock						
Planning Commission Vote:	Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	6						

**9. STREET CLOSING/ CLOSING OF ETHELBERT AVENUE, WASHINGTON
AVENUE, AND THREE 15-FOOT ALLEYS IN BLOCKS 4554 AND 4555 –
MARYLAND STADIUM AUTHORITY (Fifth District)**

Presenter:	Justin Walker						
Staff Recommendation:	Adopt Findings and Approve						
Speakers:	None						
Motion:	Calvin Young						
Second:	Eric Stephenson, Vice Chair						
Planning Commission Vote:	Adopt Findings and Approve						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	6						

1:30 PM

10. CITY COUNCIL BILL #26-0203/ LANDMARK LIST – JUANITA JACKSON

MITCHELL LAW OFFICES (Eleventh District)

For the purpose of designating the Juanita Jackson Mitchell Law Offices, located at 1239 Druid Hill Avenue, as a historical landmark: exterior; providing for a special effective date; and honoring the legacy of Juanita Jackson Mitchell. (Councilmember Blanchard)

Presenter:	Marian Glebes						
Staff Recommendation:	Approval						
Speakers:	Alfred Kaplan; Josh Spokes						
Motion:	Calvin Young						
Second:	Hon. John Bullock						
Planning Commission Vote:	Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman		For		Against	X	Abstain	Recuse
Total:	5				1		

11. MAJOR SUBDIVISION FINAL DEVELOPMENT PLANS/ BAKER STREET & DIVISION STREET (Seventh District)

**** Item #11 is Postponed ****

12. CITY COUNCIL BILL #26-0198/ REZONING – 505 EAST 28TH STREET, 507 EAST 28TH STREET, AND 515 EAST 28TH STREET (Fourteenth District)

For the purpose of changing the zoning for the properties known as 505 E 28th Street (Block 4071, Lot 020), 507 E 28th Street (Block 4071, Lot 021), and 515 E 28th Street (Block 4071, Lot 025), as outlined in red on the accompanying plat, from the R-7 Zoning District to the IMU-1 Zoning District; and providing for a special effective date. (Councilmember Ramos)

Presenter:	Brandon Kanoy						
Staff Recommendation:	Approval						
Speakers:	Rob Burch						
Motion:	Christine Griffin						
Second:	Claudia Jolin						
Planning Commission Vote:	Approval						
<i>Vacant</i>		For		Against		Abstain	Recuse
Robin Allen		For		Against		Abstain	Recuse
Hon. John Bullock	X	For		Against		Abstain	Recuse
Christine Griffin	X	For		Against		Abstain	Recuse
Claudia Jolin	X	For		Against		Abstain	Recuse
Doug McCoach		For		Against		Abstain	Recuse
Calvin Young	X	For		Against		Abstain	Recuse
Eric Stephenson, Vice Chair	X	For		Against		Abstain	Recuse
Jon Laria, Chairman	X	For		Against		Abstain	Recuse
Total:	6						

The meeting was adjourned at 3:58 pm.

Ren Southard
Acting Director

RS/ewt