**Town of Greensboro**

**Planning & Zoning Meeting Minutes**

**April 20, 2021**

**In Attendance:** Terri Sprouse, Cheryl Jones, Bill Schaffner, Wendy Dixon, Mayor Kevin Reichart, Comm. Loge Knight, Mike Baldwin, Scott Koneig, Kathleen Kechleiter, Bill Lesmerises.

The meeting was called to order @ 7:00pm by Cheryl Jones

*Cheryl asked for a motion to approve the minutes from the March 17, 2021 Planning and Zoning meeting. Terri made a motion. Bill seconded the motion. All in favor, minutes approved.*

**Baldwin Design Guidelines**

Mike Baldwin introduced Kathleen the architect working with Baldwin on this project. The guideline presented to the commission was designed with flexibility. The master plan shows a mix use development. The plan shows commercial or retail on the first floor and then residential above, these would-be three-story structures. They would like to keep it a walkable community that way the single-family part would be able to walk to these shops. Would love to see residents be able to work and live in the same area. Lots of open space with a park like feel, less cars more bike riding and walking. On the Cedar side there’s room for larger scale multifamily and commercial use. Assisted living is one of the uses. Most of the residences would be one to two stories. Trying to keep the character and scale of the project in line with what is already in Greensboro. Kathleen wanted to know if the commission had any questions or concerns, as she just gave a very general overview.

Terri questioned the amount of parking spaces, if they were unsure of what was going to be in the commercial buildings how would they know how many spots would be needed. They believe the parking will be more during the day and lighter traffic at night but that’s a good point Terri made and it would be discussed when they get further along.

Baldwin reminded the commission that this draft is what is could be but not exactly what it will be.

The commission questioned why there were only 16 units for the assisted living. Baldwin said that the State of Maryland prefers a smaller setting for elderly care.

Baldwin wanted to know if they can use the same tree list that was approved years ago, they might have to plant more trees around town to make up for.

There was a discussion about another entrance coming through the Bernard/Horsey as we already have a sewer easement there on Bernard. Cheryl thinks it would make sense to have an entrance there because of Ober park, would be easier/walkable to the park. Cheryl also asked for a better drawing of the proposed plan, Mike said they could provide that.

Chery suggested a Planning and Zoning special workshop meeting to go over the draft guidelines since they did not have much time to review before tonight’s meeting. Cheryl asked if they could set it for May 4th at 6:30PM. Mike Baldwin would like to attend the meeting in person instead of Zoom.

The town introduced Scott Koneig as our new engineering consultant from KCI. He will be able to make it to the May 4th meeting.

**Ordinance 2021-O-8**

Ordinance Number 2021-O-3, entitled “AN ORDINANCE OF THE TOWN OF GREENSBORO TO AMEND SECTION 10 OF THE GREENSBORO LAND AND DEVELOPMENT ORDINANCE BY ADDING SECTION 10.35 TO REGULATE THE CONSTRUCTION AND PLACEMENT OF SATELLITE ANTENNAS AND TOWERS, POLES, ANTENNAS AND/OR OTHER STRUCTURES INTENDED FOR USE IN CONNECTION WITH TELECOMMUNICATIONS FACILITIES OR SMALL CELL TELECOMMUNICATIONS FACILITIES”.

The town is looking for a recommendation from the Planning Commission for the above ordinance. A lot of companies are now going to 5G which is going to require new equipment being installed. This ordinance will give the town authority to be included in the permitting process. Cheryl would like time to read on the ordinance and asked if it could be discussed at the May 4th special meeting.

Meeting was motioned to be adjourned at 7:47pm by Bill. Seconded by Terri. Meeting adjourned.

Respectfully prepared by: Samantha Geib