



PLANNING COMMISSION
Jon Laria, Chair; Eric Stephenson, Vice Chair



AGENDA
June 5, 2025 – #2073

Brandon M. Scott
Mayor

Briefing Session – 12:00pm - 1:00 pm
Regular Session – 1:00 pm

Chris Ryer
Director

IMPORTANT UPDATE: We will be offering a virtual component for this meeting. As this is a new option, and we are still adjusting our equipment, if your participation is critical we recommend attending in-person. A recording of the meeting will be available on our [YouTube channel](#) "Baltimore City Planning" a few days after the meeting.

You may join by computer or smartphone at:

<https://bmore.webex.com/bmore/j.php?MTID=m809844fd720c7190ecec651be47b0a11>

Webinar number: 2336 552 7602 **Event password:** **Planning** (75266464 when dialing from a phone)

You may join by telephone at: +1-408-418-9388 or 1-646-992-2010

Please check the Planning Commission agenda webpage for updates and participation instructions:

<https://pc.baltimorecity.gov/PC-agendas-minutes>

You may submit written testimony to eric.tiso@baltimorecity.gov not later than 4pm on June 3, 2025.

Meeting materials will be online for public review as they become available:

<https://baltimoreplanning.wixsite.com/pcpublic>

1:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES – May 15, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. MINOR SUBDIVISION FINAL PLANS/ 201 HOMELAND AVENUE (Fourth District)**
- 5. MINOR SUBDIVISION FINAL PLANS/ 3800 ROLAND AVENUE (Fourteenth District)**

REGULAR AGENDA

- 6. CITY SCHOOLS' 2025 COMPREHENSIVE EDUCATIONAL FACILITIES MASTER PLAN (CEFMP) (Citywide)**

1:30 PM

7. CITY COUNCIL BILL #25-0073/ ZONING – CONDITIONAL USE CONVERSION TO A BANQUET HALL IN THE IMU-1 ZONING DISTRICT – VARIANCES – 1100 WICOMICO STREET (Tenth District)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1100 Wicomico Street (Block 0811, Lot 060), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date. (Councilmember Porter)

CITY COUNCIL BILL #25-0074/ REPEAL OF ORDINANCE 06-222 – PLANNED UNIT DEVELOPMENT – 1100 WICOMICO STREET (Tenth District)

For the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special effective date. (Councilmember Porter)

8. MAJOR SUBDIVISION FINAL PLANS/ WESTPORT PARCEL B REDLINE CHANGES (Tenth District)

For the purpose of amending the previously approved subdivision, 2022-019, to align with the updated Westport Master Plan per the Planning Commission approval on May 15, 2025.

2:00 PM

9. CITY COUNCIL BILL #25-0040/ ZONING – USES – RETAIL: SMALL BOX ESTABLISHMENT (Citywide)

For the purpose of making small box discount retail stores a conditional use by approval of the Board of Municipal Zoning Appeals in all commercial zoning districts; setting use standards for new small box discount retail stores; and defining certain terms. (Councilmember Middleton)

NOTICE OF POSSIBLE ADMINISTRATIVE SESSION

Upon adjournment of its meeting, the Commission may reconvene for an administrative session solely to discuss non-public, administrative functions as permitted by the Maryland Open Meetings Act.

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Planning Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department of Planning as required.

For any item marked (), please call the Department of Planning at 410-396-8358 for the most current information. The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8th floor of 417 East Fayette Street. Please note that the security procedures in the Benton Building require that you bring photo-identification with you.**