



PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING & ZONING COMMISSION COMPREHENSIVE PLAN - 2021 UPDATE PUBLIC HEARING NOVEMBER 9, 2021

- I. Commission Chair Larry Brown called the meeting to order at 7:00 pm. In attendance were Kathleen Berault, Laura Blackwelder, Cynthia Greengold, and Jan Ruttkay, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Sharon Humm, Commission Clerk.

II. **Approval of the Planning & Zoning Agenda.**

MOTION: Commissioner Berault moved to approve the November 9, 2021 Agenda as presented. Seconded by Commissioner Blackwelder, all in favor.

III. **Planning Administrator summarizes significant changes proposed in the Plan and public comments received during the 60-day public comment period.**

Mr. Jakubiak started with a brief power point presentation. Mr. Jakubiak stated the Comprehensive Plan is intended to be a guide to land use and development of Chesapeake Beach, required by State law, and required to be updated every ten (10) years. The Plan presented tonight is the Commission's recommendations. The Plan will become an official document after Town Council approval.

Mr. Jakubiak gave a general summary of the Plan and then touched on more specific recommendations.

For the record, Mr. Jakubiak took the time to emphasize several items that he will bring to the Commission for consideration.

- 1) A 200-acre forested area south of the developed portion of Richfield Station that is protected from any development by a deed of conservation. Mr. Jakubiak will propose a revision to Map 13, Future Land Use Map, to insert a symbol on the parcel indicating its protected status and text explaining it.
- 2) Provide added or revised text for Chapter 5 that will describe the protective status of the main open spaces that surrounds the Town's large residential subdivisions such as Richfield Station.
- 3) Provide a new map or revise the existing land use map to show the Town's existing critical area boundary and its three critical area zones and add text to describe what the Critical area is.

- 4) Will urge the Commission to reconsider its wording adopted on page 66 of the Plan which says in effect, that the Town would allow low impact recreational and commercial activities through the "Towns Growth and Allocation Method".
- 5) Encourage the Commission to revise a statement which is under the heading "Plans for Vulnerability Zones".

Lastly, Mr. Jakubiak provided the next steps to take place after this public hearing. The Commission will deliberate on each of the comments, both written, and presented tonight, consider if any changes to the draft are necessary, approve, and formally submit to the Town Council for adoption. The Town Council will hold at least one work session and are required to hold a public hearing before adopting the Plan.

IV. Commissioners provided opportunity to make brief introductory statement.

Chairman Brown allowed each Commission member the opportunity to make a brief statement before opening the public hearing for public comment. Chairman Brown stated the Commission has received comments from the MD Department of Planning and Calvert County Planning on the Plan. Those comments along with written comments received from the public are viewable on the Planning Commission page on the Town's website.

V. Public Comment on COMPREHENSIVE PLAN - 2021 UPDATE: Public comment will be accepted by dialing (301) 715-8592 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received. This limitation may be amended by the Chairman depending upon the number wishing to speak.

Chairman Brown opened the public hearing up for comments. Public comment was received by the following persons, either virtually, or in-person at Town Hall. Written comments have been received by the Commission as well.

1. Anthony Olekson, RA Barrett & Associates, on behalf of Robert Abner, business owner of five parcels on Harbor Road.
2. Eric Blitz, 9 Lantern Circle Parkland MD, on behalf of his client, Rod n Reel Inc.
3. Melanie Crowder, member of the Town's Green Team, commented the Team had submitted three (3) comments in regard to the chapter on natural areas.
4. Mark Giangiulio of 3456 Hill Gail Drive.
5. Mary Lanham, on behalf of the Rod n Reel Resort and Donovan family.
6. Wes Donovan 2335 Golf Club Drive Dunkirk, MD, business owner of Rod n Reel Resort.
7. Grant Soderstrom of 8337 Bay Crest Court & President of the Bay Crest HOA.
8. Amenda Brown 7537 H Street.

9. Cindy Greengold 7629 C Street.

10. Ken Rasmussen 4020 12th Street, and member of the Town's Green Team.

The Chairman thanked everyone for their comments. As previously stated, this Plan is a guiding document and does not, in and of itself, change any zoning, or purchase any land, or make any commitments for the Town. The Plan will go before the Town Council for its approval, and even upon approval, it's still just a planning and guidance document. All comments will be considered by the Commission.

This hearing can be viewed in its entirety on the Town website on the Planning Commission page www.chesapeakebeachmd.gov.

VI. Adjournment:

There being no further comments, Commissioner Berault moved to adjourn the meeting at 8:55 pm. Seconded by Commissioner Blackwelder, all in favor.

Submitted by,



Sharon L. Humm
Commission Clerk