



**MINUTES OF THE PLANNING AND ZONING COMMISSION  
JANUARY 22, 2020**

Commission Member Robert Gray called the meeting to order at 7:00 pm. In attendance were Laura Blackwelder, Larry Brown, Jonathan Evans, and Cynthia Greengold, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Fran Addicott, Zoning Clerk.

**I. APPROVAL OF THE PLANNING AND ZONING AGENDA.**

**MOTION:** Mrs. Blackwelder made a motion to approve the Agenda.  
Seconded by Jonathan Evans, all in favor.

**II. APPROVAL OF THE DECEMBER 11, PLANNING & ZONING MEETING MINUTES.**

**MOTION:** Mr. Brown made a motion to approve the December 11, 2019 Meeting Minutes. Seconded by Mrs. Blackwelder. Mrs. Greengold abstained, all in favor.

**III. NOMINATE AND ELECT A PLANNING COMMISSION CHAIRMAN.**

**MOTION:** Mr. Brown nominated Mr. Gray for Chairman of the Planning & Zoning Commission. Seconded by Mrs. Greengold, all in favor.

**IV. NOMINATE AND ELECT A PLANNING COMMISSION VICE CHAIRMAN.**

**MOTION:** Mrs. Greengold nominated Mr. Brown for Vice Chairman of the Planning & Zoning Commission. Seconded by Mrs. Blackwelder, all in favor.

**V UPDATE ON THE COMPREHENSIVE PLAN.**

Mr. Jakubiak updated the Planning Commission with a report of what has been accomplished thus far on the Comprehensive Plan. The main accomplishments to date has been to design a land use framework that addresses the creation of commercial centers, a limited amount of new residential growth, the protection of forested and steep slope areas, while incorporating the broad implications of predicted sea level rise and the extent of future flooding. The Planning Commission has reviewed five chapters of the updated plan so far and are summarized below.

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**Chapter 1- Introduction** – The “vision” statement was drafted from the ideas drawn from the public and shared at the work sessions.

**Chapter II- The Population of Chesapeake Beach-** Discussion on the demographics, economic income, and the population. The Town’s median household income is estimated to \$102,700, which is high relative to Maryland as a whole, where the median household is about \$78,900. Today, about 46% of Town residents commute outside of Calvert County to work. 12% of the workforce works within the Town limits.

**Chapter III-Municipal Growth-** This chapter notes that the Town, under its current zoning, has room for 315 potential housing units on vacant or underutilized but developable land. There are 174 housing units that are now being developed in the Heritage Subdivision on Cox Road, Crestview Lane and Stream Walk way in sections of Richfield Station.

**Chapter IV-Natural Environment-** Discusses the existing floodplain and the extent of sea level rise.

**Chapter V-Land Use-** The Land Use chapter describes existing conditions with respect to how the land is being used. It addresses, residential, commercial, natural, and recreational land uses. It describes the multiple housing types that are in Chesapeake Beach using photos and exhibits.

The Zoning Administrator addressed comments and suggestions from the Planning Commission regarding these chapters.

Commission member Mrs. Blackwelder requested that the Planning Commission revisit the Land-Use section at the next meeting.

## **VI. PUBLIC COMMENTS**

There was no public comment.

## **VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:05 p.m. on a motion by Mrs. Blackwelder. Seconded by Mr. Brown, all in favor.

Submitted by,

Fran Addicott, P&Z Clerk

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