



**MINUTES OF THE PLANNING AND ZONING COMMISSION
JUNE 12, 2019**

Vice Chairman Charlie Fink called the meeting to order at 7:11 pm. In attendance were Larry Brown, Robert Gray, Cynthia Greengold, and Laura Blackwelder, Commission Members, Christopher Jakubiak, Planning and Zoning Administrator, and Fran Addicott, Zoning Clerk. Absent was Chairman Foltz.

I. APPROVAL OF THE PLANNING AND ZONING AGENDA.

MOTION: Mr. Gray moved to approve the Agenda. Seconded by Mrs. Blackwelder, all in favor.

II. APPROVAL OF THE MINUTES OF THE MAY 8, 2019 PLANNING AND ZONING MEETING.

MOTION: Mrs. Greengold moved to amend the May 8, 2019 Planning and Zoning Minutes to include in the record that she spoke in opposition of reopening the 18th Street entrance. Seconded by Mr. Gray. Commission members Brown, Gray and Greengold in favor. Abstained, Commissioner Members Fink and Blackwelder. Motion Passes.

III. INTRODUCE AND WELCOME NEW PLANNING COMMISSION MEMBER LAURA BLACKWELDER.

Vice Chairman Fink introduced and welcomed new Commission Member Laura Blackwelder.

IV. PUBLIC COMMENT TO BE RECEIVED, DISCUSSION REGARDING A REQUEST TO REOPEN THE 18TH STREET ENTRANCE BEHIND ROLAND'S GROCERY STORE.

Due to the absence of some Planning Commission Members and the Zoning Administrator at the June 12th meeting Vice Chairman Fink asked Mr. Jakubiak to give a recap of the discussion to reopen the 18th Street entrance behind Roland's Grocery. Other commissioners added their comments to the discussion.

Vice Chairman Fink opened the floor for public comment.

Paul Doherty- 4000 Arcade Ct. Chesapeake Beach commented that having a second exit out of the parking lot would be a good idea but road re-design would be needed to make it work.

Shirley Pelletier of Roland's Grocery commented that in speaking with the other shopping center tenants, the consensus was that a second ingress/egress would improve the congestion that currently exists. Ms. Pelletier also stated that having only one way in and out of the parking lot presents a safety hazard.

A letter from the property owner of the Shopping Center was submitted to the Town and to the Commission Members stating that they are aware of the concerns that the residents and tenant businesses are facing. They agree with the Planning Commission and the residents from the community that the single means of ingress/egress to the center at Mears Avenue has become a challenge as a result of the garage construction at the Rod n Reel. They also realize that reopening the rear of the shopping center to 18th Street is not a desirable solution. They are willing to work with the Town and the Community to mitigate the current traffic issues at the shopping center.

The Commission recognizes the concern of vehicular safety at the shopping center. Mr. Gray commented that in an effort to try and resolve this issue, to the satisfaction of all, the property owners would need to present to the Commission a plan for consideration.

MOTION: Mr. Gray moved to recommend the property owners of the shopping center present to the Commission a plan addressing the matter for consideration. Seconded by Mr. Brown, all in favor.

V. COMPREHENSIVE PLAN DISCUSSION.

Mr. Jakubiak and Chairman Foltz propose that the Planning Commission hold two work sessions in July. One on July 10 at the regularly scheduled meeting and another on July 31st to review and move forward with the draft plan. Mr. Jakubiak has completed the first three chapters of the comprehensive plan. Vice Chairman Fink added that what Mr. Jakubiak is producing is more elegant than the old plan. It is designed to be consumed digitally, being more readable and having more graphics.

In closing, Mr. Jakubiak commented that the Town, along with the Walkable Advisory Group, met with four different design firms today, in an interview process, to select and make a recommendation to the Mayor and Town Council. The product coming out of that will essentially be a master plan for streets, from sidewalks to bike paths throughout Town. This will be presented to the Planning Commission for their review and adoption as an amendment to the comprehensive plan.

PUBLIC COMMENT: No further comments were received.

There being no further business, the meeting adjourned at 8:10 p.m. on a motion by Mrs. Blackwelder. Seconded by Mr. Gray, all in favor.

Submitted by,



Fran Addicott
P&Z Clerk