



OFFICE OF THE PLANNING & ZONING COMMISSION

**MINUTES OF THE
PLANNING AND ZONING COMMISSION WORK SESSION
MAY 11, 2021**

- I.** Commission Chairman 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. Absent was Jeff Larsen, Commission member.

Mr. Jakubiak presented to the Commission a projected schedule/timeline for the completion of the Comprehensive Plan. Concerns raised were, 1) consider having a public hearing in September opposed to August for better public participation/feedback, 2) not wanting the plan released to the public until Commission is able to review the entire plan, and 3) review and confirm the Vision Statement. Any editorial changes should be sent to Mr. Jakubiak.

- II. Work session on Comprehensive Plan - Review of Revised Land Use Chapter 5;**
continue discussion and decisions on attached Chairman's list of undecided topics.

Neighborhood Commercial Zones

1. Should the area adjoining and across from the fire station as the "north" neighborhood commercial zone and the area south of Roland's along MD Rt. 261 to *Hill Top* as the "south" neighborhood commercial area stay as indicated in the Plan or be changed.

MOTION: Commissioner Greengold moved to discuss. Seconded by Commissioner Berault.

Mr. Jakubiak addressed the Commission's questions and concerns regarding these areas.

MOTION: Chairman Brown moved to retain these areas as indicated in the Plan without any change. Seconded by Commissioner Berault. Ayes, Commissioners Berault and Greengold. Opposed, Commissioners Blackwelder and Ruttkay. Motion tied. Chairman Brown exercised his right to vote to break the tie in favor of **NO** change. **Motion Passes.**

Open Space in Residential Planned Communities:

1. Whether to include in land use objectives: Retain all areas originally platted as Open Space for the purpose of open space or recreation and facilitate the transfer of ownership to the community HOA or to the Town of Chesapeake Beach of all areas originally platted as Open Space at the time the Residential Planned Community development was approved.

The Commission's main objective is that open space areas stay as restricted as possible with no possibility of development.

Mr. Jakubiak noted that the Resource Conservation district in the Zoning Ordinance is the most restrictive.

General Concerns:

1. Review the resource conservation category to ensure the major remaining forests, undeveloped steep slopes, wetlands, and stream buffers are preserved and protected from the impacts of development, land clearing, and grading. **Mr. Jakubiak described the recommended Resource Conservation land use designation and after considerable discussion, no changes to the land use map with respect to Resource Conservation were made.**

MOTION: Commissioner Blackwelder moved that the Plan should recommend that no housing be allowed in areas designated for Resource Conservation. Seconded by Commissioner Berault. **All in Favor.**

2. Ensure the community development category encompasses all lands that have been developed already and conserved. **Mr. Jakubiak described the purpose of the general framework map in the draft chapter that shows two main general categories – resource conservation and community development. No action needed.**

3. Manage the rising water levels in Chesapeake Beach particularly the ongoing flooding that specifically occurs at Sea Gate housing development. **Mr. Jakubiak stated the rising levels of the Bay present a serious long-term challenge for the Town that will require new approaches to town planning, land development, and the regulation of development. Mr. Jakubiak briefly went over the three levels of land use recommendations included in the Chapter.**

4. Address the lands that were “made” through filling in wetlands because they are the most quickly threatened by sea level rise. **No action needed.**

5. Safeguard against unplanned and uncoordinated efforts to raise the elevation of the land or build structural flood defenses including seawalls, raised bulkheads, shoreline, and piers, docks etc. as they are counterproductive to ongoing efforts to protect public safety and the community. Coordinated and systemic measures must only be undertaken in an organized manner. **The Chairman noted that the draft chapter has a recommendation that the Town activate the Board of Port Wardens. No action needed.**

6. Does the Comprehensive Plan sufficiently encourage programs that would protect, restore and maintain the beach area, nearby slopes, marsh lands and waterways and the plant and animal life that depend on these resources. **Reference was made to Chapter 4, Natural Resources, where this subject is addressed.**

Commissioner Greengold recommended adding 2 additional objectives to the Land Use chapter as follows:

1. Develop land use decisions that are compatible with protecting and enhancing the quality of the Chesapeake Bay, and its surrounding ecosystem, while discouraging uses and development that promote negative impacts. The Bay is the major source for the local and regional economy and helps to provide a higher quality of life for all. **All in agreement.**
2. To retain a Small-town approach to development, encourage zoning and density levels that do not overburden current town infrastructure, such as roads and public facilities. **All in agreement.**

Commissioner Greengold recommended a minor revision to the 2nd objective of the Land Use chapter, to place the following at the beginning of the objective “Within the boundaries of current infrastructure”. **All in agreement.**

- III. Work session on Comprehensive Plan, Review of Chapter 6, Housing.** Mr. Jakubiak presented Chapter VI-Housing and addressed questions and comments.
Housing Types
Add a notation referencing current conditions.

Obstacles to Housing

Commissioner Greengold expressed her concern that duplexes, and accessory apartments would create problems with on street parking in areas where streets may not be adequate to support such parking safely.

A Plan for Housing

Objectives:

Revise 2nd objective to replace the word “Increase” with “Protect and improve”.

Recommendations:

1. Remove “should allow houseboats”
2. Revise the section title that reads - “Support the creation of more affordable housing units” to read “Support the opportunity for more affordable housing”. **All in agreement.**

IV. Adjournment

There being no further comments, the meeting adjourned at 10:52 pm on a motion by Commissioner Ruttkay. Seconded by Commissioner Greengold, all in favor.

Submitted by,

Sharon L. Humm
Commission Clerk