



**MINUTES OF THE PLANNING AND ZONING COMMISSION
AUGUST 26TH, 2020**

Chairman Larry Brown called the meeting to order at 7:00 pm. In attendance remotely were Kathleen Berault, Laura Blackwelder, Jonathan Evans, Cynthia Greengold, and Jeff Larsen, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Fran Addicott, Zoning Clerk.

I. APPROVAL OF THE PLANNING & ZONING AGENDA.

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

II. APPROVAL OF THE AUGUST 5TH, 2020 PLANNING & ZONING MEETING MINUTES.

MOTION: Mrs. Blackwelder made a motion to approve the August 5th, 2020 Planning & Zoning minutes. Seconded by Mrs. Berault, all in favor.

III. WELCOME CHAIRMAN PHIL KETE OF THE CHESAPEAKE BEACH ETHICS COMMISSION TO REVIEW THE NEW CHESAPEAKE BEACH ETHICS ORDINANCE.

Chairman Phil Kete of the Chesapeake Beach Ethics Commission was in attendance remotely to discuss the new Ethics Ordinance. The Commissioners received the Ordinance and a power point presentation that was discussed. Chairman Kete explained that the State law requires every County and Municipality to have an Ethics Ordinance at least as stringent as the State's. He addressed Chairman Brown's comments regarding page 8, Corrupt Behavior of a Public Officer and on page 9, what public employees cannot do, and what the penalties are.

His answer was that if the Planning Commission was a public office, it is corrupt behavior to engage in malfeasance which is doing something that is wrongful like taking a bribe. Misfeasance which is doing an act otherwise lawful in a wrongful manner, for example, violating the open meetings act, and nonfeasance, omitting to do an act which is required by the duties of the office, an example would be ignoring a Planning & Zoning request.

Chairman Kete talked about taking bribes and stated that no covered person can take a bribe, cannot solicit any gifts for themselves, nor directly or indirectly facilitate the solicitation of a gift on behalf of someone else. He said there are some exceptions like meals and beverages consumed in the presence of the donor or sponsoring entity, gifts of nominal value (i.e., less than \$20), or ceremonial gifts or awards of insignificant value.

8200 BAYSIDE ROAD, P.O. BOX 400 CHESAPEAKE BEACH, MARYLAND 20732

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(301) 855-8398



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Chairman Kete moved on to say that any covered person or appointed official may not be employed by or have a financial interest in any entity that is negotiating or has entered a contract with the Town. Any official or employee cannot use or disclose confidential information, (not available to the public) acquired by reason of his or her public position, for anyone's economic benefit. Chairman Kete mentioned that anyone with questions about Financial Disclosures should contact Chairman Brown or Sharon Humm.

Chairman Kete received comments from the Planning Commission.

IV. BRIEF REVIEW BY THE PLANNING & ZONING ADMINISTRATOR OF THOSE SECTIONS IN THE DRAFT 2040 COMPREHENSIVE PLAN THAT RELATE TO THE TOWN'S VISION STATEMENT ON GROWTH AND LAND USE.

Mr. Jakubiak had suggested that Commissioner's review some material from the various documents that are in draft form related to the Vision Statement. He presented a slide show presentation of maps and the locations of neighborhoods in the Town. He highlighted the neighborhoods already developed and ones that were currently under development.

He provided the zoning districts that permit housing and the development capacity. He calculated existing projects, potential infill, the maximum potential in planned mixed use centers and the possible reduction to sea level rise. He told the Planning Commission that the difference between the plan and the no build scenario is 140 housing units or 5%. He asked if the Planning Commission thinks that a plan that promotes only a 5% increase to the Town's build out population is a "slow growth plan".

Mr. Jakubiak received comments from the Planning Commission.

V. REVISIT THE MOTION TABLED AT THE LAST MEETING TO REVISE THE FIRST SENTENCE OF PARAGRAPH THREE OF THE DRAFT VISION STATEMENT FOR THE 2040 CHESAPEAKE BEACH COMPREHENSIVE PLAN.

Commissioner's stated their perspective on the phrase "In embracing steady growth and renewal" in the draft 2040 Vision Statement:

- Mrs. Blackwelder believes the words "slow" or "limited growth" instead of "steady" residential growth, more accurately represents the results of the public survey that was done at the beginning of the Commission's work session on the 2040 Comprehensive Plan.
- Mrs. Greengold does not object to the current language and believes changing the word "steady" to slow or limited could have a negative effect on future economic development.

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- Mr. Evans prefers “limited residential growth and focusing on steadily developing recreational and commercial amenities as indicated by the 2040 Comprehensive Plan survey results”.
- Mr. Larson believes it is important for the Vision Statement to represent what the Town residents want, as expressed in the early opinion survey.
- Mrs. Berault’s believes neither the words “slow” or “steady” are appropriate.

MOTION: Mrs. Blackwelder made a motion to amend the first sentence in the third paragraph of the Vision Statement in the Comprehensive Plan to read, “In embracing limited residential growth and focusing on steadily developing recreational and commercial amenities we have guided residential and commercial development into ways that enriched the lives and experiences of the Town residents and visitors”. All those in favor of the amendment were Commission members Blackwelder, Greengold, Evans, and Larsen. Opposed, Commission member Berault. Motion passes.

Finally, Mr. Jakubiak suggested that the Planning Commission decide whether the Land Use section is sufficient to make public or if areas need to be modified. Mr. Jakubiak also stated that Jenny Plumber with Calvert County Planning Department has been invited to meet with the Planning Commission in September or October to provide insight on the Calvert County Comprehensive Plan.

There being no further business, the meeting adjourned at 9:13 pm on a motion made by Mrs. Blackwelder. Seconded by Chairman Brown, all in favor.

Submitted by,

Fran Addicott, P&Z Clerk

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