



PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING COMMISSION OCTOBER 26, 2022

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

II. Approval of the October 26, 2022 Planning & Zoning Agenda.

MOTION: Chair Greengold moved to amend the agenda to add “approval of the August 4, 2022 Planning & Zoning work session minutes.” Seconded by Commissioner Ruttkay, all in favor.

MOTION: Commissioner Brown moved to approve the agenda as amended. Seconded by Commissioner Berault, all in favor.

III. Approval of the minutes of the August 4, 2022 Planning & Zoning Work Session.

MOTION: Commissioner Brown moved to approve the minutes of the August 4, 2022 Planning & Zoning Work Session. Seconded by Commissioner Ruttkay. Ayes, Commissioners, Brown, Berault, Greengold, and Ruttkay. Opposed, Commissioner Blackwelder. **Motion Passes.**

Approval of the minutes of the September 28, 2022 Planning & Zoning Commission meeting.

MOTION: Commissioner Berault moved to approve the minutes of the September 28, 2022 Planning & Zoning Commission meeting. Seconded by Commissioner Ruttkay, all in favor.

IV. Public Comment on any item on the agenda: NOTE: There will be a 2-minute limit on comments received. No public comments were received.

V. Unfinished Business:

Consideration of Text Amendment to the Zoning Ordinance (previously published with the Agenda for the 9/6/2022 Planning Commission Work Session as “Planner Recommendation E”: Amendment to Article V, Section 290-19M, Design Standards for Townhouses, to incorporate

new standards and revise certain existing standards for proposed townhouse and multi-family developments.

Mr. Jakubiak provided the Commission with a copy of the Town's current Design Standards for Townhouses amended to include new standards and revision of existing standards for their review. He considers these additions an improvement over what exists currently in terms of giving the Commission a little more structure and raising expectations for development. Mr. Jakubiak presented to the Commission a slide presentation that projected images of townhouse and multi-family buildings that could conceivably be built in Town and those that currently exist in Town. He discussed setbacks between buildings, building size, scale and building mass, landscaping, parking, importance of harmony between accessory structures like fences and decks, and setbacks from streets and adjacent property. He addressed questions from the Commission.

The Commission raised concerns relating to walkability/sidewalks and parking.

Commissioner Brown questioned why the "Exceptions" section is suggested for deletion. He would recommend keeping those exceptions in the standards.

Commissioner Blackwelder suggested sustainability be incorporated. Commissioner Blackwelder provided several handouts that she is asking the Commission to look over. One on Multi-Unit Dwelling Design Guidelines and the other on Sustainability Metrics for construction.

The Commission will review the information presented tonight and resume further discussion at its next meeting.

Consideration of Text Amendment to the Zoning Ordinance (previously published with the Agenda for the 9/6/2022 Planning Commission Work Session as "Planner Recommendation F": Amendment to Article V, by adding new section called "Section 290-23, Findings of Compatibility" creating seven required compatibility standards applicable to new development and regulations on their purpose, applicability, and administration.

Mr. Jakubiak briefly spoke on this. He would like to have the Commission review the information provided and discuss at its next meeting.

V. New Business:

Update of Critical Area Regulations – Mr. Jakubiak stated the Planning Commission has been provided a copy of the current model Critical Area Ordinance from the Critical Area Commission. It is required every six years for jurisdictions within the critical area to comprehensively review and update their critical area standards. In doing so, Chesapeake Beach must be consistent with State law and regulations, but the Town also has the flexibility to modify the model ordinance to some extent for use in Chesapeake Beach. Once completed this would require review and approval by the State Critical Area Commission. Mr. Jakubiak presented the critical area map stating there are three critical area zones within Town; Resource Conservation (RCA), which is most restrictive, Limited Development Area (LDA), which is very restrictive, and Intensely Developed Area (IDA), which is not very restrictive at all. Mr. Jakubiak spoke briefly on standard requirements in each of these

areas along with requirements needed in the Buffer, and the Modified Buffer (MBA) areas. Mr. Jakubiak would like to tackle this in sections, reviewing a few chapters at a time. The Commission agreed to review chapters 1 & 2 for discussion at their next meeting.

VI. Adjournment:

There being no further comments, Commissioner Ruttkay moved to adjourn the meeting at 9:00 PM. Seconded by Commissioner Berault, all in favor.

Submitted by,

Sharon L. Humm
Commission Clerk

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