



## **PLANNING AND ZONING COMMISSION**

### **MINUTES OF THE PLANNING AND ZONING COMMISSION NOVEMBER 23, 2021**

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

II. **Approval of the Planning & Zoning Agenda.**

**MOTION:** Commissioner Ruttkay moved to approve the November 23, 2021 Agenda as presented. Seconded by Commissioner Berault, all in favor.

III. **Approval of the minutes of the October 27, 2021 Planning & Zoning Commission meeting.**

**MOTION:** Commissioner Berault moved to approve the minutes of the October 27, 2021 Planning & Zoning meeting. Seconded by Commissioner Greengold, all in favor.

Commissioner Greengold noted for the record that the October 27, 2021 minutes reflect an approved motion to continue its regular Commission meeting after the November 9, 2021 Comprehensive Plan public hearing. For the record, this did not take place.

**Approval of the minutes of the November 9, 2021 Comprehensive Plan Public Hearing.**

**MOTION:** Commissioner Berault moved to approve the minutes of the November 9, 2021 Comprehensive Plan public hearing. Seconded by Commissioner Ruttkay, all in favor.

- IV. **Public Comment on any item on the agenda: Public comment will be accepted by dialing (301) 715-8592 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received. None Received.**

- V. **Review and discuss public comments made or submitted during the 60-day draft Comprehensive Plan Update public review; amend Comprehensive Plan as necessary to address public concerns.**

Chairman Brown stated the 60-day public comment period has closed and the Commission will begin reviewing all comments received. Tonight's list consists of comments in the order they were received. **Note:** Tonight's list does not include Town Business public comments, comments from

the November 9<sup>th</sup> public hearing, or comments that were provided by Maryland State Planning, and Calvert County Planning. Those comments will be addressed in future meetings.

With submitted comments noting a number of editorial and typographical errors, and the misspelling of Randle Cliff in the Plan, Chairman Brown offered the following motion:

**MOTION:** Chairman Brown moved to accept the editorial and typographical comments as received and allow the Zoning Administrator to make those changes. Seconded by Commissioner Ruttkay, all in favor.

The Commission opened deliberation on the following public comments:

1. Susan Webster-Page – requests to leave her neighborhood as currently zoned RV and not change to the proposed RV2.

**MOTION:** Commissioner Blackwelder moved to approve keeping the current RV district, known as the Middle Subdivision, as RV1 and not change to the proposed RV2. Seconded by Commissioner Greengold. Ayes, Commissioner Blackwelder. Opposed, Commissioners Berault, Greengold, and Ruttkay. **Motion Fails.**

2. Keith Pardieck- Page 62 Proposed Land Use Map:2040 -  
The Chesapeake Station HOA townhomes along 17<sup>th</sup> Street are zoned medium density; shouldn't they be High Density? **Commission agreed. Mr. Jakubiak will correct map to show that townhome section as HD to match with the rest of Chesapeake Station.**  
Page 116 - mention PFAS issue with respect to water quality- **Commission agreed to add.**  
Page 122 – 35-foot Height limit-why 35-foot? Commissioner Greengold addressed this.  
**Commission satisfied with decision of 35-foot.**
3. Mercine Marshall – Correct spelling to read “Randle Cliff” in Plan. **Agreed.**
4. Ilonka Weida- Submitted through Town website without written comment.
5. Ken Rasmussen- (Green Team member)  
IV. Natural Environment (page 38) – Strongly recommends that the Comprehensive Plan recommendations include a Brownies Beach Environmental Survey, conducted by a “bayside” environmental firm committed to the softest-possible natural solutions (such as “living” shoreline techniques, beach-sand replenishment, etc.) to mitigate the rate at which Brownies Beach will decline in the decades ahead.

**MOTION:** Commissioner Berault moved to approve Mr. Rasmussen's recommendation for a Brownies Beach Environmental survey. Seconded by Commissioner Ruttkay, all in favor.

6. Melanie Crowder – (Green Team member)  
IV. Natural Environment Page 47-48 – Recommends the Comprehensive Plan recommendations include developing and implementing a plan to protect and sustain the current native vegetation and trees in parks and public spaces; and a structured plan and timeline to eliminate invasive

plant species and replace them with native species in Town parks, and publicly owned spaces. **Commission agreed to include in the recommendations.**

7. Mark Giangiulio – Recommends the Comprehensive Plan include:  
-Provisions that encourage a variety of housing types, including, affordable apartments and senior housing. **Commission feels this has been addressed in the RV2 section of Town.**
8. Madeleine Blake – Recommends adding the following comment to the Transportation Section:  
\*Patrons of Calvert County Public Transportation (CCPT) will benefit from some form of bus shelter while waiting for the bus. The busiest stop is on MD261 near the existing Twin Beach Library. **The Commission agreed.** Mr. Jakubiak will incorporate a recommendation in the Transportation section, under “Coordinate with Calvert County to ensure continued Transit and Paratransit” that would promote amenities that make it easier and more convenient such as bus shelters at busy stops.
9. Susan Alexander - Implement a plan to protect and sustain the current native vegetation and trees in parks and public spaces; and a plan and timeline to eliminate invasive plant species and replace them with native species **The Commission agreed.** Incorporate Ms. Alexander’s comments/recommendations with Ms. Crowder’s recommendation.  
The Commission also recommended including a survey of Randle Cliff to Mr. Rasmussen’s recommendation of a Brownies Beach environmental survey.
10. Jeff Foltz –  
Municipal Growth– Page 19 – states “Routes 260 and 261 require traffic solutions” and “adding additional pressure to existing infrastructure, an expansive (commercial) intensification...”  
“parking will be further burdened”. Suggest providing studies to support this comment. **There are none.**  
  
Page 23 - too restrictive- recommends commercial-residential mixed use in the maritime district and permitting other housing types (example townhomes and duplexes) besides single family homes in Residential Village areas. **Commission discussed; no action taken.**  
  
Page 25-recommends including “Windy Hill Elementary School” to the “Two Towns side by side” section. **Commission agreed.**  
  
Page 74 - Reconsider the second bullet and delete referring to “piers and docks” because they already undergo a rigorous permitting process and substitute a different term than “public safety” that relates better to the concern of rising sea level and erosion of the coastline. **Commission agreed. Mr. Jakubiak will revise.**  
  
Housing - Page 78 - provide an explanation of how the planned restrictive changes to the zoning districts is consistent with the statement “restrictive zoning rules over time worsen affordability”? **Commission discussed but did not reach consensus.**  
  
Page 79- what are the projections for the demand for affordable and workforce housing, and what is the plan for continuing to meet the better than average metrics? **Commission discussed but did not reach consensus.**

Page 85-86, how does the plan reconcile the statements in “consider a land use pattern that encourages multiple housing types, at varying densities” while proposing to restrict housing types, locations, and heights? **The Commission tabled this and will revisit.**

**VI. Public Comment-** None received.

**VII. Adjournment:**

There being no further comments, Chairman Brown moved to adjourn the meeting at 9:50 pm. Seconded by Commissioner Ruttkay, 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](http://www.chesapeakebeachmd.gov).