



PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING COMMISSION JANUARY 26, 2022

- 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.

Chairman Brown noted, in looking at the Commission's schedule, that the November and December meetings fall within the holidays. Chairman Brown has received approval from the Town that they can support changing the November 23rd meeting to the 9th of the month and the December 28th meeting to the 7th of the month. Chairman Brown will present these dates at the next Commission meeting for consideration.

For the record, Chairman Brown noted the Town website has updated its language to state that the Rod n Reel project, was reviewed and approved, by the Commission on December 15, 2020.

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

MOTION: Commissioner Greengold moved to approve the January 26, 2022 Agenda as presented. Seconded by Commissioner Berault, all in favor.

III. **Approval of the minutes of the January 5, 2022 Planning & Zoning Commission meeting.**

MOTION: Commissioner Berault moved to approve the minutes of the January 5, 2022 Planning & Zoning meeting. Seconded by Commissioner Greengold, 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.**

Comments were received from:

1. Eric Blitz, on behalf of the Rod n Reel, stated objections to the additions that have been made to the Comprehensive Plan subsequent to the required public hearing.

V. **Planning Commission to consider final approval of the Comprehensive Plan Update and forwarding to Chesapeake Beach Town Council.**

Chairman Brown stated the first six items on the Chairman's list are follow-up actions from the Commission's November 23rd and January 5th meetings of changes made to the Comprehensive Plan

based on comments from the public and other government agencies, along with several editorial changes submitted by Commissioner Blackwelder. The Commission has reviewed the Plan and it has been posted to the Town's website for public review. The following motion was made by Chairman Brown:

MOTION: Chairman Brown moved to approve a resolution approving the Comprehensive Plan. The Resolution was read into record by Chairman Brown. Seconded by Commissioner Berault.

MOTION: Commissioner Blackwelder moved to amend the motion to add to the fourth Whereas clause, the words "local businesses" after Chesapeake Beach citizens. Seconded by Commissioner Ruttkay, all in favor.

The Commission voted on the motion as amended, all in favor.

The Commission will forward to the Mayor and Town Council the approved resolution and Comprehensive Plan.

VI. Continue discussion of zoning ordinance changes (§ 290-15, § 290-9, § 290-10, § 290-11, Table of Land Use Classifications, and Land Use Map) necessary to implement the draft consolidated Comprehensive Plan update. (See Vice-Chairman Blackwelder's Sep 27, 2021 Proposed Motions amending the Land Use Table, attached).

Commissioner Blackwelder began discussion on her list of proposed motions to amend the Land Use Table. First, she presented a motion to modify the MC-Maritime Commercial District description. Commissioner Ruttkay seconded the motion. There was a lengthy discussion and Commissioner Blackwelder withdrew her motion along with all of her proposed motions listed on the Chairman's list.

In answer to Chairman Brown's inquiry, Mr. Jakubiak stated the priority of the Commission now would be to move forward with zoning text amendments and a new comprehensive rezoning map which could then be recommended to the Town Council. He also noted that the Commission will, in the near future, have to address and adopt a set of critical area regulations, which state law requires municipalities to update from time to time.

Commissioner Greengold inquired as to when the Commission would start working on architectural design elements of the Town. Chairman Brown recalled it was recommended in the Comprehensive Plan that an architectural design committee would take this on, so he doesn't see this on the Commission's table anytime soon. Mr. Jakubiak agreed, and noted, after the priority set of zoning amendments are addressed, (but before the design study is completed and specific standards are adopted) the Commission could take up text amendments that reference the need for applicants to demonstrate conformance with basic standards, creating process procedures, and submittal requirements.

VII. Public Comment-

1. Valerie Beaudin thanked the Commission for all their efforts over these past few years on the Comprehensive Plan.

2. Eric Blitz shared some historic knowledge in regard to the critical area program in Chesapeake Beach.

VII. Adjournment:

There being no further comments, Commissioner Blackwelder moved to adjourn the meeting at 8:05 pm. Seconded by Commissioner Greengold, 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.