



**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 27, 2021**

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

II. APPROVAL OF THE PLANNING & ZONING AGENDA

MOTION: Commissioner Berault moved to approve the January 27, 2021 Agenda as presented. Seconded by Commissioner Evans, all in favor.

III. APPROVAL OF THE DECEMBER 15, 2020 PLANNING & ZONING COMMISSION MEETING MINUTES

MOTION: Commissioner Berault moved to approve the December 15, 2020 Planning & Zoning meeting minutes. Seconded by Commissioner Evans, all in favor.

IV. SHORT-TERM RENTAL DISCUSSION

Chairman Brown stated this portion of the meeting is intended to give the Commissioners an opportunity to ask about the zoning issues. Mr. Jakubiak explained for the Commission, the distinction between a Bed and Breakfast Establishment and a short-term rental as provided for in the zoning code. Currently in the code, a Bed and Breakfast establishment is a legally permitted use of property, with conditions, short-term rentals are not. Mr. Jakubiak addressed questions and concerns from the Commission.

V. SHORT TERM VACATION RENTAL PRESENTATION

Shad Montague presented a power point presentation to the Commission on vacation rentals and conveyed how he thought they can benefit a community. Mr. Montague stated he, along with other property holders, who are advocating for making short-term rentals permitted in residential zones, desire to work with the Town in a way that will benefit everyone.

Josh Johnson of the Chesapeake Beach Tourism Coalition was also present and spoke in favor of allowing short-term rentals in residential zones. Mr. Johnson stated, he thinks his petition signed by 600 people and local businesses, and the next door survey that was taken with 65 to 75% in favor of vacation rentals, indicate to him that there is more support than not. Mr. Johnson hopes to find a way to move forward with allowing short-term rentals in residential zones in a way that is beneficial to all.

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VI. PUBLIC COMMENT

1. Aaron Warren – spoke in support
2. Randy Getman – spoke in support
3. Anne Morgan/Bill Chambers – spoke in support
4. Ellynne Davis – spoke in opposition
5. Christopher Steiner – spoke in support
6. Col. Chris Martinez – spoke in support
7. Susan Allen – spoke in opposition
8. Gerald Robertson – spoke in opposition
9. Wes Donovan – spoke in support
10. Montique Lighthart -spoke in support

Chairman Brown thanked everyone for their input in tonight's meeting and stated the next Planning and Zoning meeting is scheduled for February 24th.

VII. ADJOURNMENT

There being no further comments, the meeting adjourned at 9:17 pm on a motion by Commissioner Blackwelder. Seconded by Commissioner Greengold, all in favor.

Submitted by,

Sharon L. Humm
Commission Clerk