



OFFICE OF THE PLANNING AND ZONING COMMISSION

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
MARCH 24, 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 March 24, 2021 Agenda as presented. Seconded by Commissioner Evans.

MOTION: Commissioner Greengold moved to amend the agenda to remove Item VI-Short-Term Rentals. Motion Failed due to lack of a second.

MOTION: Commissioner Blackwelder moved to amend the agenda to limit discussion of Item VI-Short-Term Rentals to 10 minutes. Seconded by Commissioner Greengold. Ayes, Commissioners Berault, Blackwelder, Greengold and Larsen. Opposed, Commissioner Evans. **Motion Passes.**

The Commission moved to approve the agenda as amended, all in favor.

III. **Approval of the minutes of the February 24, 2021 Planning & Zoning Commission meeting.**

MOTION: Commissioner Berault moved to approve the minutes of the February 24, 2021 Planning & Zoning meeting. Seconded by Commissioner Blackwelder, all in favor.

IV. **Public Comment on any item on the agenda: Public comment will be accepted by dialing (929) 205-6099 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.**

1. Robert Carpenter, 8051 Windward Key, spoke to and had questions on the Land Use Chapter.
2. Wes Donovan, 4165 Mears Avenue, had questions on the Land Use Chapter and Short-Term Rentals.
3. Eric Blitz, 9 Lantern Circle, Parkton, MD had questions concerning the Town Center.
4. Mary Lanham, 4165 Mears Avenue, spoke to and had questions concerning height limitations.
5. Mark Giangiulio, 3456 Hill Gail Drive, provided a description of the nature of comprehensive plans and spoke to and had questions concerning height limitations.
6. Josh Johnson, 3814 26th Street, commented on Short-Term Rentals.

7. Shad Montague, 3802 Chesapeake Beach Rd, commented on Short-Term Rentals.
8. Gary Luckett, 8132 Bayside Rd, spoke to and had questions concerning the Town Center.
9. Jacqueline Malonson of 4021 17th Street commented on Short-Term Rentals.

V. Meeting schedule and priorities during the Moratorium.

Chairman Brown stated, with the Moratorium being passed by the Town Council and to expire by the end of the year, the Commission needs to devote all its time to the Comprehensive Plan. He would like to suspend all other tasks until after the Comprehensive Plan work is done, and possibly hold additional meetings to achieve this. Mr. Jakubiak will draft a table of contents of the remaining chapters with details on issues being put before the Commission, allowing adequate time for the Commissioners and the public to review.

Anticipate reviewing the 1st half of the draft plan at its April meeting, and review the 2nd half of the plan at its May meeting.

Anticipate holding a public hearing at the end of May and then review for any potential text amendments/map amendments that would be necessary and formally release a draft plan by the first week of June that would be sent to the State and County for comment.

VI. Future action regarding Short-Term Rental issue.

Commissioner Evans stated with the task at hand of the Comprehensive Plan, and the time constraints put upon the Commission, he feels the short-term rental issue should be delivered to the Town Council with Mr. Jakubiak's report for consideration.

MOTION: Commissioner Evans moved to forward to the Town Council for their consideration the Zoning Administrator's six-page report on short-term rentals, dated March 13, 2021, which included a detailed table of "Regulatory Considerations Attending to Short Term Rentals If Permitted." Seconded by Commissioner Blackwelder. Ayes, Commissioners Blackwelder, Evans, and Larsen. Opposed, Commissioners Berault and Greengold.

Motion Passes.

VII. Proposal to change the process for Updating the Comprehensive Plan.

Commissioner Blackwelder stated that she and Mr. Jakubiak discussed changing the process for updating the Comprehensive Plan. They agreed that retaining the current method of Mr. Jakubiak showing the track changes after each review, proved to be transparent for the Commission and the community. Also discussed was keeping, where possible, the current zoning districts, but new districts could be added if needed.

VIII. Work session on Comprehensive Plan, Review of Revised Land Use Chapter.

Key changes to the chapter include new or revised text, sections that the Commission may not have completely deliberated, and text that was proposed to be removed. Through a power point presentation Mr. Jakubiak provided an overview of the land use chapter. The Commission proposed several enhancements to the section on "Objectives." Mr. Jakubiak presented the future land use map explaining use and development of land, addressed the sea level rise and flooding vulnerabilities, and went over the three layers of recommendations for addressing areas impacted by sea level rise.

Commissioner Blackwelder suggested having an adequate public facilities ordinance. Ms. Greengold would like to see senior housing addressed, and more recreational space. The Commission discussed the Town Center and whether it should remain in the proposed Plan as drafted. Commissioners

Blackwelder and Greengold expressed their views that they would like to see this area be more of a recreational/open space amenity area.

MOTION: Commissioner Blackwelder moved to remove the "Town Center" illustration from the Plan. Seconded by Commissioner Greengold. Ayes, Commissioners, Berault, Blackwelder and Greengold. Opposed, Commissioners, Evans, and Larsen. **Motion Passes.**

Mr. Jakubiak will incorporate the Commission's recommendations from the evening's discussions.

- IX. **Public Comment:** NOTE: Public comment will be accepted by dialing (929)205-6099 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.

Additional Comments were received by:

1. Robert Carpenter of 8051 Windward Key
2. Wes Donovan of 4165 Mears Avenue
3. Melanie Montague of 3802 Chesapeake Beach Road
4. Jacqueline Malonson of 4021 17th Street
5. Mark Giangiulio of 3456 Hill Gail Drive
6. Eric Blitz of 9 Lantern Circle, Parkton, MD

Before adjourning, Chairman Brown asked the Commission to consider public comments and questions received tonight and also questions from Mr. Jakubiak to aid in resolving Chapter V.

X. **ADJOURNMENT**

There being no further comments, the meeting adjourned at 10:23 pm on a motion by Commissioner Greengold. Seconded by Commissioner Blackwelder, all in favor.

Submitted by,



Sharon L. Humm
Commission Clerk