



**OFFICE OF THE PLANNING AND ZONING COMMISSION**

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
APRIL 28, 2021**

- I.** Commission Chairman Larry Brown called the meeting to order at 7:00 pm. In attendance were Kathleen Berault, Laura Blackwelder, Cynthia Greengold, Jeff Larsen, and Jan Ruttkay, 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 April 28, 2021 Agenda as presented. Seconded by Commissioner Ruttkay, all in favor.

Chairman Brown reported in the next few days Mr. Jakubiak will distribute to the Commission the complete draft of all the Chapters of the Comprehensive Plan.

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

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

**Approval of the minutes of the April 20, 2021 Planning & Zoning Work Session.**

**MOTION:** Commissioner Berault moved to approve the minutes of the April 20, 2021 Planning & Zoning work session. Seconded by Commissioner Ruttkay, 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 of 8051 Windward Key inquired as to whether the concept of a Town Center was still under consideration.
2. Wes Donovan had previously spoke to the Commission on Reinvest Maryland and appealed to the Commission to read and consider the report's ideas and case studies to aid in developing the new Comprehensive Plan. Also spoke on IDA (Intensely Developed Area) and PFA (Priority Funding Areas).
3. Eric Blitz on behalf of the Rod n Reel commented on House Bill 940, stating the Bill contains an explicit prohibition on local governments preventing them from imposing restrictions on sports betting licensees who operate under electronic bingo licenses and stated the Commission should not include this within its Comprehensive Plan.

4. Mark Giangiulio 3456 Hill Gail Drive stated he would be resubmitting his resume for the vacant position on the P&Z Commission.

**V. Zoning Administrator general review/discussion of April 20, 2021 Work Session results on Land Use chapter, to clarify issues decided thus far.**

Mr. Jakubiak stated there would be a need to revise the land use section in response to the deliberations and decisions made. Mr. Jakubiak addressed Mr. Carpenter's question on the Town Center and Mr. Donovan's question on the IDA (intensely developed area) and PFA (priority funding areas). Mr. Jakubiak addressed questions from the Commission on the Gateway into Town and the Residential Village district.

**VI. General discussion with Zoning Administrator on Residential Village concepts, descriptions, and boundaries.** Mr. Jakubiak displayed the Town's current zoning map with the listed districts. He pointed out the Residential Village areas in Town which allow for a variety of housing types and small-scale commercial use with standards. Mr. Jakubiak addressed Commission's questions.

**VII. Work session on Comprehensive Plan, Review of Revised Land Use Chapter; continue discussion and decisions on attached Chairman's list of agreed topics, and undecided topics.**

**1. Residential Village bordered by MD 260, Kellam's Field, Townhouses on 26<sup>th</sup> Street and Town Hall.**

Chairman Brown posed the question, should additional/new multi-family/ multi-use housing be allowed in this Residential Village area, South of MD 260, north of Kellam's Field and 26<sup>th</sup> Street.

**MOTION:** Commissioner Blackwelder moved for discussion. Seconded by Commissioner Ruttkay.

**MOTION:** Chairman Brown moved to retain the current zoning regulations of multi-family, multi-use to this area, south of MD 260, north of Kellam's Field, and 26<sup>th</sup> Street. Seconded by Commissioner Greengold. Ayes, Commissioners Larsen and Ruttkay. Opposed, Commissioners Berault, Blackwelder, and Greengold. **Motion Fails.**

**MOTION:** Commissioner Blackwelder moved to restrict this area to single-family homes only with no multi-family options. Seconded by Commissioner Berault. Ayes, Commissioners Berault, Blackwelder, and Greengold. Opposed, Commissioners Larsen and Ruttkay. **Motion Passes.**

**Residential-Village bordered North of MD 260, west of MD 261.**

1. Should additional / new multi-family, duplex, tri-plex and quadplex housing types continue as permitted housing options in this area.

**MOTION:** Chairman Brown moved to retain this area with the current description and allowances for multi-family housing with options of duplex, tri-plex, and multi-plex in the area east of E Street, south of the marsh, north of MD 260, and west of Route 261. Seconded by Commissioner Ruttkay. Ayes, Commissioners Greengold, Larsen, and Ruttkay. Opposed, Commissioners Blackwelder and Berault. **Motion Passes.**

**Residential-Village along Cox Road**

1. Should additional / new multi-family housing, duplex, tri-plex and quadplex housing types continue as permitted housing options in this area.

**MOTION:** Chairman Brown moved to retain the Cox Road area as written in the current zoning regulations allowing multi-family/multi-use. Seconded by Commissioner Berault. Ayes, Commissioners Berault, Greengold, Larsen, and Ruttkay. Opposed, Commissioner Blackwelder. **Motion Passes.**

### **Residential Village area along waterfront, and North of Marsh**

**MOTION:** Chairman Brown proposed to leave the area along the waterfront by the fire station and the area north of the marsh as currently zoned under the Residential Village description. Seconded by Commissioner Berault. Ayes, Commissioner Ruttkay. Opposed, Commissioners Berault, Blackwelder, Greengold, and Larsen. **Motion Fails.**

**MOTION:** Chairman Brown motioned to change the zoning in this area to single-family only. **All in favor.**

Mr. Jakubiak stated he would be sending out to the Commission the complete draft Comprehensive Plan, excluding Chapter V-Land Use, as substantial revisions will need to be made to reflect the Commission's deliberations during its recent work sessions. The draft plan will be posted on the Town's website as well.

### **VIII. 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.**

1. Wes Donovan asked for clarification on a specific area, namely: Does the Commission's recommendation to allow single-family housing only in the Residential Village (area along waterfront, and North of Marsh) include allowing single-family townhouses.

The next work session will be held May 11, 2021 and the next regular Planning and Zoning meeting will be May 26, 2021.

### **Adjournment**

There being no further comments, Chairman Brown moved to adjourn the meeting at 9:05 pm. Seconded by Commissioner Ruttkay. Ayes, Commissioners Blackwelder, Larsen, and Ruttkay. Opposed, Commissioners, Berault and Greengold. **Motion Passes.**

Submitted by,

Sharon L. Humm  
Commission Clerk