



**MINUTES OF THE PLANNING AND ZONING COMMISSION  
AUGUST 5, 2020**

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

**I. APPROVAL OF THE PLANNING AND ZONING AGENDA.**

**MOTION:** Mrs. Greengold moved to approve the August 5, 2020 Agenda. Seconded by Mrs. Blackwelder, all in favor.

**II. APPROVAL OF JUNE 24<sup>TH</sup>, 2020 PLANNING & ZONING MEETING MINUTES.**

**MOTION:** Mrs. Blackwelder made a motion to approve the June 24<sup>th</sup>, 2020 Planning and Zoning minutes. Seconded by Mrs. Greengold, all in favor.

**III. INTRODUCE AND WELCOME THE NEWEST MEMBER OF THE PLANNING COMMISSION  
KATHLEEN BERAULT.**

Chairman Brown introduced Kathleen Berault to the Planning Commission. Ms. Berault has been a long-time resident of Chesapeake Beach and has had years of Public Service. She looks forward to working with the Planning Commission.

**IV. REPRESENTATIVES OF THE CALVERT COUNTY PUBLIC SCHOOLS WILL BE PRESENTING  
PRELIMINARY PLANS FOR THE BEACH ELEMENTARY SCHOOL FOR THE PLANNING COMMISSION  
REVIEW OF SPECIAL EXCEPTION REQUEST PRIOR TO ATTENDING A BOARD OF APPEALS  
HEARING, AND TO OBTAIN COMMISSION INPUT ON A CONCEPT PLAN FOR THE NEW SCHOOL  
DEVELOPMENT.**

The following were present remotely: Ran Ilkovitch, SEI Architects, Shuchita Warner, ALEP, LEED AP Director of Calvert County Public School, Dr. Shisler, Principle Beach Elementary School, and Esra Soyututan, Landscape Architect Site Resources Inc.

Mr. Jakubiak opened the meeting by stating the purpose of the presentation is to brief the Planning Commission and receive comments on the proposed concept plan submitted by Calvert County Public Schools to replace and rebuild Beach Elementary School in preparation for the Board of Appeals hearing on August 18, 2020, seeking approval of a variance to exceed the maximum building height of 35-feet. The Planning Commission's recommendations or comments would be considered by the Board of Appeals.

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Ran Ilkovitch from SCR Architects was present to represent Calvert County Public Schools as well as the Beach Elementary School. The school is currently zoned medium density residential. He explained the need for an expansion to a new building and site work. He acknowledged that a special exception to continue the use and rebuilding of a school in the residential zone will be needed and that a Board of Appeals hearing on August 18, 2020 is scheduled.

Mr. Ilkovitch shared a schematic design of the project with the Planning Commission. The site plan development showed the building design, building height, pedestrian, and vehicle circulation. Amenities, playgrounds, sidewalks, and pathways to the school were also reviewed. The tennis courts are part of the plan and will remain on site.

Mr. Jakubiak indicated that the Fishing Creek Connector has been on the Town's master plan for 20 years to connect directly to the school. He would like to see the plan embrace the Town's master plan to implement the Fishing Creek Trail on the site plans. Shuchita Warner spoke on sidewalk connections and does embrace the 2040 vision for the Town and the Safe Routes to School Projects.

The Principal of Beach Elementary Dr. Shisler spoke about the nature trail being developed by Eagle Scouts. He also said the school districts policy is that children come to school and depart by bus or car. Walking to school is not permitted for safety reasons. Mrs. Blackwelder would like to see the design team incorporate an official entranceway to the Fishing Creek Trail system to the school.

The School Board answered questions from the Planning Commission.

After the presentation was over, Chairman Brown stated the Commission received favorable comments.

**MOTION:** Chairman Brown made a motion to recommend that the Board of Appeals approve the special exception use within the zoning district and grant the variance to exceed the 35-foot height limit in the zoning district zoning and grant the variance for disturbance of the critical area. Seconded by Mrs. Blackwelder, all in favor.

**V. REVIEW OF THE NEW CHESAPEAKE BEACH ETHICS ORDINANCE**

Chairman Brown made the Planning Commission aware that some changes were made to the previous Chesapeake Beach Ethics Ordinance. The Chairman of the Ethics Committee has agreed to attend the next Planning & Zoning meeting to provide training and answer questions about the new Ethics Ordinance.

**VI. PROPOSAL TO REVISE THE FIRST SENTENCE OF PARAGRAPH THREE OF THE DRAFT VISION STATEMENT FOR CHESAPEAKE BEACH COMPREHENSIVE PLAN TO READ "IN EMBRACING SLOW**

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**RESIDENTIAL GROWTH AND FOCUSING ON DEVELOPING RECREATIONAL AND COMMERCIAL AMENITIES.”**

**MOTION:** Mrs. Blackwelder made a motion to change the first sentence to read “slow residential growth and focusing on developing recreational and commercial amenities.” Seconded by Mr. Evans. After discussing the motion, it was agreed to table the motion until the August 26<sup>th</sup> P&Z meeting. Chairman Brown stated that if the Commissioners had any specific suggestions about the wording, they could email him, and the proposal would be added to the agenda for the next meeting.

Mrs. Greengold had a concern with the parking for the new Library in North Beach.

Mr. Jakubiak suggested having another discussion on Growth and The Land Use chapters.

**VII. PUBLIC COMMENTS-** No public comments were received.

**VIII. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:51 p.m.

Submitted by,

Fran Addicott, P&Z Clerk

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