



MINUTES OF THE PLANNING AND ZONING COMMISSION

June 24th, 2020

Vice Chairman Larry Brown called the meeting to order at 7:00 pm. In attendance were Cynthia Greengold, Laura Blackwelder, Jonathan Evans, 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 June 24th, 2020 Agenda. Seconded by Jonathan Evans, all in favor.

II. APPROVAL OF THE JANUARY 22ND, 2019 PLANNING & ZONING MEETING MINUTES.

MOTION: Mrs. Greengold made a motion to approve the January 22nd, 2019 minutes with the following amendments. Add Mrs. Blackwelder's comment that the PC will "revisit the Land Use Section" of the Comprehensive Plan as was discussed in the meeting and to amend the word "elected" to read "nominated" in Item III & IV. Seconded by Mr. Evans, all in favor.

III. WELCOME AND INTRODUCE THE NEWEST COMMISSION MEMBER JEFF LARSEN.

Mr. Brown introduced Jeff Larsen to the Planning Commission. Mr. Larsen has lived on C Street in Chesapeake Beach for twenty-five years; he works in a family business manufacturing Glue. His children and grandchildren live in Chesapeake Beach as well.

IV. ACKNOWLEDGE THE RESIGNATION OF ROBERT GRAY.

The Planning Commission acknowledged Robert Gray's resignation letter.

V. NOMINATE & ELECT A NEW PLANNING & ZONING CHAIRMAN.

MOTION: Mrs. Greengold moved to nominate Mr. Brown for Chairman to the Planning & Zoning Commission. Seconded by Mrs. Blackwelder, all in favor.

VI. NOMINATE & ELECT A NEW PLANNING & ZONING VICE CHAIRMAN.

MOTION: Mrs. Greengold moved to nominate Mrs. Blackwelder for Vice Chairman to the Planning & Zoning Commission. Seconded by Chairman Brown, all in favor.

VII. THE COMMISSION TO SCHEDULE THE JULY & AUGUST PLANNING & ZONING MEETINGS.

Since some of the Planning Commission members will not be available to meet in July, they agreed to meet on August 5th, 2020 via Zoom. The next meeting will be determined at that time.

8200 BAYSIDE ROAD, P.O. BOX 400 CHESAPEAKE BEACH, MARYLAND 20732

(410) 257-2230

(301) 855-8398



VIII. COMPREHENSIVE PLAN DISCUSSION.

Mr. Jakubiak presented a power point presentation titled “Outline of Report” from the drafted Comprehensive Plan and discussed with the Planning Commission.

1. Introduction -drafted
 2. Population of Chesapeake Beach
 3. Municipal Growth
 4. Natural Environment
 5. Land Use and Housing
 6. Transportation
 7. Community Facilities
 8. Water Resources
 9. Implementation and Development Regulations.
- There was a lengthy discussion on Beach Elementary School and the Wastewater Treatment Plant and the capacity available there.
 - The Planning Commission will review and be able to modify the draft Natural Environment and the Land-Use and Housing chapters. During that review, the Commission will have the opportunity to make changes to the plan. The consensus plan will be presented to the public for further discussion.
 - The presentation showed a table from the Calvert County master plan on the population and pupil enrollment over the next decade. The table projected a decrease in public enrollment.
 - Another slide showed the redistricting of the elementary schools in the northern part of Calvert County, including Beach Elementary. Northern High School’s expansion was complete in 2019. Northern Middle School will be expanding in 2024 and 2025. There are no changes planned for Windy Hill Middle.
 - Phases and target completion dates for the “Implementation of Beach ES Replacement” is August 2023 and estimated to cost \$32 million
 - A representative from Calvert County School Board will submit a special zoning exception to the Board of Appeals seeking approval for “permitted by right use” in the residential zoning district.
 - The concept review of the site plan will be brought to the Planning Commission for review in August.
 - The Planning Commission asked Mr. Jakubiak to invite a representative from Calvert County Public Schools to a future meeting to discuss the concept plan for the expansion for Beach Elementary School.

8200 BAYSIDE ROAD, P.O. BOX 400 CHESAPEAKE BEACH, MARYLAND 20732

(410) 257-2230

(301) 855-8398



- Next, Mr. Jakubiak reviewed the Wastewater Treatment Plant capacity that is owned and operated by the Town. The Plant's processing capacity is jointly owned by North Beach, Calvert County, Rose Haven, and Holland Point in Anne Arundel County.

Mr. Jakubiak feels that public sewer capacity will not be an issue for the Town during the next 20 years under the new Comprehensive Plan. He estimates that there is adequate capacity to meet future requirements.

IX. DISCUSS THE PROPOSED SCHEDULE FOR COMPLETING THE COMPREHENSIVE PLAN

- Mr. Jakubiak suggested that the Commission schedule working meetings in September, October, and November devoted to completing the draft Comprehensive Plan.
- Following those working meetings, he postulated this draft P&Z schedule:
 - 1) A special work session, if needed, in December.
 - 2) An informational public meeting for feedback on the draft plan in late January 2021.
 - 3) A meeting to incorporate public input into the draft plan in February 2021, public report.
 - 4) A public hearing in April or May 2021.
 - 5) The final meeting to approve the Comprehensive Plan; transmit to the Mayor and Town Council in May or June 2021.
 - 6) The Mayor and Town Council to hold a hearing in the summer to consider adopting the Plan.

After the outlined discussion, Mr. Jakubiak took questions and comments from the Planning Commission.

PUBLIC COMMENTS

There was no public comment

ADJOURNMENT

There being no further business, the meeting adjourned at 8:56 p.m. on a motion by Mrs. Greengold. Seconded by Mrs. Blackwelder, all in favor.

Submitted by,

Fran Addicott, P&Z Clerk

8200 BAYSIDE ROAD, P.O. BOX 400 CHESAPEAKE BEACH, MARYLAND 20732

(410) 257-2230

(301) 855-8398



OFFICE OF THE MAYOR AND TOWN COUNCIL

8200 BAYSIDE ROAD, P.O. BOX 400 CHESAPEAKE BEACH, MARYLAND 20732

(410) 257-2230 (301) 855-8398