



MINUTES OF THE PLANNING AND ZONING COMMISSION

NOVEMBER 12TH, 2020

Chairman Larry Brown called the meeting to order at 7:04 pm. In attendance remotely were Kathleen Berault, Laura Blackwelder, Jonathan Evans, Cynthia Greengold, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Fran Addicott, Zoning Clerk. Commission Member Jeff Larsen was absent.

I. APPROVAL OF THE PLANNING & ZONING AGENDA.

MOTION: Mr. Evans moved to approve the November 12, 2020 Agenda.
Seconded by Mrs. Blackwelder, all in favor.

II. APPROVAL OF THE OCTOBER 28TH PLANNING & ZONING MEETING MINUTES.

MOTION: Mrs. Berault moved to approve the October 28th, 2020
Planning & Zoning minutes. Seconded by Mrs. Blackwelder, all in favor.

III. CALVERT COUNTY SCHOOL BOARD PRESENTATION ON THE SITE PLAN FOR BEACH ELEMENTARY SCHOOL.

Mr. Jakubiak opened by giving a brief overview of the project. He stated that the Planning Commission made a recommendation to the Board of Appeals supporting a special exception and a variance to exceed the maximum allowed building height which is set at 35-ft. The Board of Appeals approved the special exception since the school has been on the site since 1953 and the variance was approved. Representatives from Calvert County School Board are back with the preliminary site plan for approval and to be permitted.

The Applicants Architect Ran Ilkovitch and Rochelle Cusimano with S.E.I, along with Joe Kadjeski with Collinson, Olliff & Associates Inc, Shuchita Warner, Director of Calvert County School Construction, and Dr. Shisler, Principle of Beach Elementary were present remotely.

Ran Ilkovitch presented a site analysis and discussed the background of the project. He addressed the minor changes to the concept plan that were recommended by the Planning Commission. Questions and concerns were received by the Planning Commission and answered, also Mr. Jakubiak read comments and concerns from resident's online in a chat room. Chairman Brown asked Mr. Jakubiak how many bike racks were required by the zoning code for the proposed Beach Elementary School facility. Mr. Jakubiak stated that the code requires one bike rack for every ten students. The proposed site plan includes a token bike rack of eight to ten spaces, which basically ignores the code requirement. Because the current school board policy does not permit students to ride bikes to and from school, Mr. Jakubiak

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recommended that the Commission be on record as waiving the one bike rack for every ten-student requirement on the condition that the proposed eight to ten space bike rack is provided. Chairman Brown asked the Commissioners for their comments, no objections to Mr. Jakubiak's recommendation was made by either Commissioners or the public. Chairman Brown asked Mr. Jakubiak to make a recommendation for the preliminary site plan approval.

MOTION: Chairman Brown made a motion to approve the preliminary site plan for Beach Elementary School with the following conditions: (1) All local, county, state and federal permits are obtained, and all agency plan review comments are addressed. (2) Before final approval, the applicant addresses any technical comments that the Town Engineer or the Department of Public Works may have regarding the final Utilities Plan. (3) A Photometric study will be provided to show that light will not trespass off the property. Seconded by Mrs. Berault, all in favor. Mr. Larsen was absent.

IV. DISCUSSION ON ZONING & HEIGHT LIMITS.

At the last Planning Commission meeting there was a long discussion on building height restrictions. Commissioner Greengold drafted a proposal to put a 35-foot cap on all new construction permits in all building zones. Mr. Jakubiak shared her proposal with the Planning Commission. She provided the history of it and the objectives that are intended. Mr. Jakubiak showed the current zoning ordinances and defined each one. He talked about the process for review and approval of zoning text amendments.

In Mrs. Greengold's presentation she started out by saying the neighbors and the residents are concerned about losing the small town feel and the goal is to retain the lower density, small town feel, and the openness like the town is right now. She gave examples of other cities and towns which have 35-foot height restrictions. Mrs. Greengold suggests Mr. Jakubiak writes language to reduce the 35-ft building height restriction in all zones, and to start at grade level, instead of starting above a garage.

Mrs. Berault commented that she would like to see the height limit be reduced to 32-35 feet with a maximum of 35-feet.

Mrs. Blackwelder believes that the building height limit should be lowered to 25 feet with no parking underneath in some areas. She recommends architectural design standards be addressed to preserve the small-town charm.

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OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Mr. Jakubiak stated that putting a cap on building heights is not simple. He said there are many variables with the different neighborhoods and housing types throughout the town.

That concluded the discussion on building height restrictions.

Mr. Jakubiak mentioned that a revision to the Rod n Reel's existing site plan would be submitted to him soon and possibly be on the agenda for the December 15, Planning & Zoning meeting. Notices to adjoining property owners would be given a 10-day notice in writing.

The Planning Commission will hold a Comprehensive Plan work session on December 2nd, 2020 to review the Land Use Transportation.

Lastly, residents are encouraged to join the Planning & Zoning meetings. See below for instructions.

Planning & Zoning Commission meetings can be joined via web click <https://us02web.zoom.us/j/8697557180>. To join via phone please dial [\(929\) 205- 6099](tel:(929)205-6099) and enter the **Meeting ID: [869 755 7180](https://us02web.zoom.us/j/8697557180)**.

There being no further business, the meeting adjourned at 10:34 pm on a motion made by Chairman Brown. Seconded by Mrs. Berault, all in favor.

Submitted by,

Fran Addicott, P&Z Clerk

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