



**MINUTES OF THE PLANNING AND ZONING COMMISSION
DECEMBER 15, 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, and Jeff Larsen, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Fran Addicott, Zoning Clerk.

I. APPROVAL OF THE PLANNING & ZONING AGENDA.

MOTION: Mrs. Greengold moved to approve the December 15, 2020 Agenda with the following amendment: Delete Item V. b Height Discussion and defer to a future meeting. There were no objections, the motion passed.

Mrs. Blackwelder made a motion to amend Item V. c to reflect her stated and written motion from the December 15, 2020 meeting minutes. There were no objections. The motion was passed.

II. APPROVAL OF THE DECEMBER 2, 2020 PLANNING & ZONING WORK SESSION MEETING MINUTES.

MOTION: Chairman Brown moved to approve the December 2, 2020 Planning & Zoning minutes. Seconded by Mrs. Berault, all in favor.

III. REVIEW OF REVISIONS TO THE FINAL SITE PLAN FOR LOT 1 & RESIDUE TRACT ONE, ROD & REEL INC., HOTEL AND RESORT REDEVELOPMENT PROJECT.

Mr. Jakubiak gave an overview of the proposed revisions that the Applicant, the Rod & Reel, Inc. brought forth to the Planning Commission. On September 17, 2017, the Planning Commission approved a site plan for the Chesapeake Beach Resort and Spa project which included a variety of restaurants, gaming facility, conference space and added hotel rooms. The Applicant has proposed two revisions to the final Site Plan Lot 1 & Residue Tract One.

The first revision involves a set of architectural and building design changes to Phase 2 of the project. The details of this proposal had been received and reviewed by the Planning Commission and made available to the public prior to the meeting. The revisions consist in lowering the proposed five-story part of the proposed building to two stories and repositioning the floor space atop the existing Rod-n-Reel Restaurant which would raise it to 4 stories and reconfiguring the internal floor plan and space resulting the net addition of 14 hotel rooms over what was previously approved. There is also a change proposed to the atrium structure which would become smaller.

Mr. Blitz, Attorney for the Rod & Reel, Inc., Mr. Donovan, Owner of the Rod & Reel Inc, Paul Woodburn, PE, and Jeremy Klein with WGM Architects were present remotely and gave presentations by showing the currently approved plan and the amended plan through illustrations of the building

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complex and discussed the changes. Mr. Blitz moved on to request two revisions to the existing approved sign plan. The details of the sign proposal had not been received or reviewed by the Commissioners nor made available to the public prior to the meeting. The first proposal being to remove 13 lighted banners that hang down along the garage with flags. The second proposed change involves replacing both the current 1936 Bar & Grille sign and one that has been approved but has not been installed with one large sign that would hang from the corner column of the parking garage. Mr. Blitz presented two illustrations of each sign options. Option A is 41 sq. ft. and Option B is 31.5 sq. ft.

Throughout the presentation, the Planning Commission asked questions of the presenters and opined on the proposals. Following the presentation and discussion, the public provided comments. That concluded the review of the revisions to the final site plan for the Rod & Reel redevelopment project. The Chairman then asked Planning & Zoning Administrator Jakubiak, if the proposed revisions to the site plan met the requirements of the Chesapeake Beach Zoning Code, to which Mr. Jakubiak replied that the revisions complied with the Code.

PUBLIC COMMENT

Councilman Greg Morris- 2425 Woodland Ln. Chesapeake Beach MD

Kelly Hahn- 7965 Eagle View Dr. Chesapeake Beach MD

Ken (unknown) Windward Key, Chesapeake Beach MD

Shad Montague- 6201 Norwood Rd., Prince Frederick MD 20678 -Mr. Montague did not get a chance to comment. Chairman Brown gave him the opportunity to make a presentation on Short Term Rentals at the January 27th, 2021.

MOTION: Chairman Brown made a motion to approve the proposed revisions to the approved final site plan, Rod & Reel Properties, Inc. for Lot 1 & Residue Tract One. Commissioner Berault, Evans and Larsen voted Aye, Commissioner Greengold and Blackwelder opposed. The motion to approve the revisions to the approved final site plan, Rod & Reel Properties, Inc. passed.

IV. ADJOURNMENT: AT 9:00 PM THE CHAIRMAN WILL PROPOSE A MOTION TO ADJOURN SUBJECT TO COMMISSION APPROVAL. ANY UNFINISHED BUSINESS WILL BE DEFERRED TO THE JANUARY 27TH, 2021 MEETING.

MOTION: Chairman Brown made a motion to adjourn at 10:34 pm. All members of the Planning Commission agreed. The motion passes.

Submitted by,

Fran Addicott, P&Z Clerk

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