



OFFICE OF THE PLANNING & ZONING COMMISSION

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION WORK SESSION  
APRIL 20, 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.

Chairman Brown began the work session by welcoming new Commission member Jan Ruttkay to the Commission. With the resignation of Jonathan Evans, Mr. Brown thanked Mr. Evans for his service to the Commission.

Chairman Brown reported that the Commission has added additional meetings to its schedule. Starting with this meeting and one for May and June, along with its regular scheduled meetings. Since the Commission's last meeting, the Commission has received Chapter 6, leaving four more chapters to review. Chairman Brown reported:

- In March, the Town Council adopted the finalized Master Walkability Plan.
- In April, the Town Council endorsed the flood and sea level rise action plan framework.
- In April, the Town Council approved Ordinance O-21-1, prohibiting full casino licenses or sports betting licenses.
- Town's Economic Development Committee has plans to provide a report to the Commission for inclusion in the Comprehensive Plan.
- A new feature has been added to the Planning & Zoning page giving access to the comprehensive plan drafts.
- Mr. Jakubiak will be providing a table of contents of the remaining chapters-will be distributed once received.

Commissioner Blackwelder conveyed some observations relating to the Housing Chapter.

- II. **Work session on Comprehensive Plan - Land Use Chapter-** Chairman Brown will present unresolved land use issues still pending for Commission's review and consideration.
1. Whether to place a height limit on all new buildings or renovations within all zoning districts to thirty-five (35) feet.

**MOTION:** Commissioner Greengold moved to amend the height limit to 35' feet, from original grade level, for any building, in any zone. An additional five feet may be added if applicants can demonstrate the additional height is needed to comply with the Town of Chesapeake Beach's floodplain management regulations. Seconded by Commissioner Berault, all in favor.

2. Whether to recommend design standards be developed and adopted. Develop design standards for each district to ensure that development and redevelopment is harmonious and with existing structures and that a strong sense of place emerges or is retained within each district as development and redevelopment takes place. **The Commissioners were all in agreement.**

#### **Along MD 260 at MD 261: Gateway**

1. Whether to allow apartments above new commercial development on MD260 as part of the redevelopment / revitalization of that commercial gateway mixed use area. **Commissioner Blackwelder amended this to add "under certain conditions" after the word "apartments". The Commission were all in agreement.**

#### **Town Center**

1. Whether additional / new multi-family housing types should be included. **No, all in favor.**
2. Whether to allow residential units above commercial buildings in the new town center. **No, all in favor.**
3. Should residential land uses be an option for new construction development or for redevelopment of commercial structures in the Town Center. **No, all in favor.**
4. Whether to conditionally allow for redevelopment of existing residential structures at slightly higher densities in the Town Center when certain criteria are met, and when certain benefits to the town exist. (Development Rights and Responsibilities- see example North Beach Ordinance 19-03 adopting Chapter 117 Article X). **This was withdrawn.**

#### **Maritime Mixed-Use Area**

1. Whether to amend the district description for the Maritime District to read as follows:

The Maritime District is intended to promote a variety of **commercial and recreational** land uses that are water related and/or that benefit from locations near the Chesapeake Bay, Fishing Creek, or the Railway Trail networks; to protect and highlight right of tide access along Fishing Creek and the Chesapeake Bay through landscape and hardscape design; to provide for and to allow under special conditions various commercial entertainment offerings; to allow existing residential structures to redevelop in a mixed-use pattern when practical or necessary; and to celebrate and protect the commercial marine activities that have become the Town's waterfront heritage.

**The Zoning Administrator will review this further and report back to the Commission.**

2. Whether additional / new multi-family housing types should be included. **No, all in favor.**
3. Whether to allow lower intensity housing such as single-family townhouses and houseboats in the Maritime mixed-use area. For practical purposes this would apply to Harbor Road and the limited private land at/adjacent to Fishing Creek marina which still may be developable. **No, all in favor.**

4. Should residential land uses be an option for new construction development or for redevelopment of commercial structures in the Maritime Districts. **No, all in favor.**
5. Whether to conditionally allow for redevelopment of existing residential structures at slightly higher densities in the Maritime district when certain criteria are met, and when certain benefits to the town exist. (Development Rights and Responsibilities- see example North Beach Ordinance 19-03 adopting Chapter 117 Article X)

**This was withdrawn.**

**Residential Medium Density District (R-MD):**

1. Whether to amend the district description for the Residential Medium Density District to read as follows:

The R-MD District is intended to promote a pleasant and safe and living environment; to allow **Single Family Houses** on small lots with public water and sewer; and to ensure that neighborhood development or redevelopment is compatible and harmonious with existing residential activities, and that it does not impair circulation within neighborhoods or along MD Rt. 261. **Yes, all in favor.**

**Residential Village (RV)**

1. Whether to amend the district description for the residential village to read as follows.

The R-V District is intended to provide for pleasant and safe neighborhoods containing both residential and certain non-residential uses that are compatible with residential character; to provide for, under certain conditions, redevelopment opportunities that allow for a variety of housing types and densities that are compatible in use, scale and impact with the existing pattern of buildings; to encourage the preservation of the historic characteristics of the cottage neighborhoods where they remain; and to facilitate walkability and place making through targeted programs and initiatives.

**The Commission, in a 4 to 1 vote, passed not to amend the Residential Village (RV) description but to retain the current description. Those in favor were Commissioners, Berault, Greengold, Larsen, and Ruttkay. Opposed, Commissioner Blackwelder.**

**III. ADJOURNMENT**

There being no further comments, the meeting adjourned at 9:03 pm on a motion by Commissioner Ruttkay. Seconded by Commissioner Greengold, all in favor.

Submitted by,



Sharon L. Humm  
Commission Clerk