



**OFFICE OF THE PLANNING & ZONING COMMISSION**

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION WORK SESSION  
JUNE 15, 2021**

- I. Commission Chairman Larry Brown called the meeting to order at 7:03 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 stated, in accordance with the Town Code, a chairman must be elected by the Commission annually. At the June 23<sup>rd</sup> meeting this will be an agenda item for consideration.

**II. Approve of the Agenda**

**MOTION:** Commissioner Berault moved to approve the June 15, 2021 agenda. Seconded by Commissioner Greengold, all in favor.

- III. **Presentation and discussion of the Economic Development memo** – Councilman Morris and Jaworski were present to brief the Commission on the May 17, 2021 Economic Development memo which was presented to the Commission. Councilman Morris addressed each bullet point and responded to the Commission's questions. The EDC strongly supports appropriate economic development in Town believing the support and encouragement of appropriate economic development is critical to the continued economic viability of Town residents and local businesses. EDC recommendations: 1) Expanding the potential commercial areas along Rt 260 and 261, 2) Oppose the recommended 35 foot building height restrictions, 3) Support for limited and regulated short term rentals.

**Bayfront Park Site Visit** - Commissioner Berault and Greengold spoke briefly on the site visit of the Bayfront Park that took place with the Town staff. Commissioner Berault encouraged the Town Council to also make a site visit.

**IV. Work session on Comprehensive Plan - Continue discussion and decisions on attached Chairman's list of undecided topics.**

**Chapter 7**

Pg 55 - 2nd paragraph after last sentence Add: "However, a significant expansion of the Rod N Reel Resort is currently underway and the effect that it will have on capacity along MD Rt. 261 are not yet known." **Agreed to add.**

Pg 55 - Do not include Exhibit (traffic counts that have taken place in 2020 will not be accurate due to Covid 19 Pandemic and these traffic counts will be irrelevant once high intensity development of Rod N Reel Resort is complete). **Commissioners Blackwelder and Ruttkay were in favor of**

**removing this exhibit. Commissioners, Berault, Greengold and Larsen were in favor of the exhibit remaining in the Plan. Exhibit will remain.**

Pg - 57 Sidewalks and Bikeways - 4th line after "Town center." Add: "Additionally, residents of Summer City, a neighboring community outside of the municipal boundaries of Chesapeake Beach, regularly walk to and from Chesapeake Beach along a stretch of MD Rt. 261 where there is a dangerously narrow shoulder and no sidewalks, and to and from Beach Elementary School along Old Bayside Road, which also has a narrow shoulder and no sidewalks. **Agreed to add.**

Pg 57 End of last sentence, Add: "as Appendix \_\_\_" **Agreed, add the Walkability Plan as an Appendix.**

Pg 59 Additional Objective - Bikeways and recreational trails provide access to natural scenic and recreational amenities fostering in residents, a healthy lifestyle, and an affection for the natural environment. **Agreed, add as an additional objective.**

Pg 59 Additional Objective - Urban walkability and recreational transport systems are recognized by the Town as important components to developing and sustaining a tourism-based economy, and these transportation networks are constructed and maintained with a degree of quality that enhances their value as economic development assets. **Do Not Include.**

Pg 60 - Recommendations:

Add as Top Recommendations 1, 2 and 3 (WCAG Meeting)-

(1<sup>st</sup> Recommendation) Install highly visible, SHA approved safe crossing areas, as well as appropriate technology or traffic calming solutions where warranted, at regular intervals along MD RT 261 and at strategic points along MD RT 260 to result in a pedestrian friendly experience throughout town. **Mr. Jakubiak will review and possibly modify language.**

(2<sup>nd</sup> Recommendation) Expand the Railway Trail and create additional recreational trail links that are bike friendly, and that together form a major recreational asset that serves a growing number of residents and visitors who wish to explore the natural and commercial offerings of Chesapeake Beach. **Agreed.**

(3<sup>rd</sup> Recommendation -already listed above-) "Coordinate with Calvert County to provide safe and equitable pedestrian travel to and from Chesapeake Beach for Summer City residents along MD RT 261 and to and from Beach Elementary School along Old Bayside Road." Add at end of first paragraph, p.60: Add: "as Appendix \_\_\_" (same as on page 57). **Agreed.**

Pg 62 - Additional Recommendations:

Plan for elevated roads and/or bridges where marshes are projected to transform into open water and include underpasses where possible for safe crossing along MD RT 261 and to and from Beach Elementary School along Old Bayside Road. **Agreed, add.**

Actively pursue the projects identified in Appendix \_\_\_ Connectivity Study, February 2021 by applying for state and federal grants highlighted in the Reinvest Maryland guide. **Agreed, add.**

## **Chapter 8**

Pg 64 - Municipal water except in two areas: How many are "planned for future service."? **Mr. Jakubiak will calculate and circle back to the Commission.**

Pg 67 - Park & Open Space standards: Will the PC define and recommend standards? **Mr. Jakubiak will generate a table.**

Pg 67 - Reconcile definitions in chart on page 67 with chart on page 68? Distinguish public access from private access parks/beaches. **Revise the “existing parks” table and position both tables on the same page for easy comparison.**

Pg 70 - “The most relevant value”: What is the comparison of town to national park standards? **Mr. Jakubiak will prepare and include a comparison of Town to national parks standards.**

Pg 70 - The following sentence is inaccurate: “Also, while the town could have, it did not require adequate parkland as part of the approval of its major modern subdivisions (Richfield Station, Bayview Hills, Chesapeake Village, and The Heritage).” The current code requires both passive and active open space as a condition of approval for an Residential Planned Community (RPC). Richfield Station’s open space was designated on maps as recently as 2020. Chesapeake Village was also platted with designated open space and residue areas. This land belongs to the communities and the open space plats were part of legal documents that were provided to those who purchased their lots. **Leave it as written.**

Pg 71 - Add the word “tourists”: 1st sentence under heading A Plan for Community Facilities: add the word “tourists” after the word “institutions.” **Use the word “visitors” instead of tourists.**

Pg 71 - Community Facilities: Should this be “maintained, managed and remain sized” or be ‘expanded’ and equipped for exceptional service? **Use “expanded” and equipped....”**

Pg. 71 - Add as the 1st objective: Natural Resource areas and recreational assets are prioritized for funding, and projects are undertaken that enhance their value to residents and highlight their importance as a dominant feature of the town. **Agreed.**

Pg 72 - (Goals &) Objectives: Add as objective - Additional parks and open spaces **Agreed.**

Pg. 72 - Add as an objective: Developers become partners in providing for and contributing to enhancement and infrastructure in a manner and degree that is commensurate with the expected impact of their proposed projects. **Agreed.**

Pg 73 - Acquire and Develop New Park Space as Opportunities Arise, recommend the use of an Adequate Public Facilities Ordinance (APFO), impact fees, and parkland dedication requirements instead of recommending against it. Alternatively, should Land Use Chapter include this endorsement:

- While this Plan does not recommend an Adequate Public Facilities Ordinance, it does endorse the principles for Smart Growth with respect to schools, roads and highways, sewer and water service, and economic development assistance as outlined in Maryland General Assembly legislation.  
<https://planning.maryland.gov/Documents/OurProducts/Archive/72195/mg24-Adequate-Public-Facilities-Ordinances-APFO.pdf> **Agreed. Add.**

Pg. 74. - Add as a recommendation: Adopt regulations, ordinances, fee schedules, and other programs that ensure the delivery of quality community facilities and enhancements that are



appropriately funded and retain the capacity and functionality necessary to serve town residents and visitors. **Agreed.**

## **Chapter 9**

P.80 - What are the targeted reductions in the 2014 Chesapeake Beach Watershed Agreements? Knowing the percentage if it is preferred, rather to give an exact number will establish a baseline. **Mr. Jakubiak will include.**

Pg 80(Greengold) -A Plan for Water Resources – Add as a recommendation – “Implement programs and regulations that promote the improvement of the water quality of the Chesapeake Bay and surrounding creeks and watershed. **Agreed. Mr. Jakubiak will add as recommendation.**

Pg 81- Protect Remaining Forest Areas and Steep Slopes – Include language of a maintenance program, pursuing grants, and more strict standards. **Agreed. Mr. Jakubiak will incorporate language.**

Pg 82 - “Allow tidal wetlands to expand”: Mentioned at least twice in plan without discussion of impact on property owners, or mitigation. **Mr. Jakubiak addressed this and will revise that section.**

Pg 82(Greengold) -Reduce Impervious Surfaces- take out the wording “reducing parking requirements”. **Agreed.**

The Commission’s next meeting is scheduled for June 23, 2021 @ 7 pm.

## **V. Adjournment**

There being no further comments, the meeting adjourned at 9:45 pm on a motion by Commissioner Ruttkay. Seconded by Commissioner Greengold, all in favor.

Submitted by,



Sharon L. Humm  
Commission Clerk