



**MINUTES OF THE PLANNING AND ZONING COMMISSION
COMPREHENSIVE PLAN WORK SESSION
SEPTEMBER 11, 2019**

Chairman Foltz, called the meeting to order at 7:05 pm. In attendance were Commission Members; Larry Brown, Robert Gray, Cynthia Greengold, Laura Blackwelder, and Charlie Fink. Planning and Zoning Administrator Christopher Jakubiak, and Planning and Zoning Clerk, Fran Addicott.

I. APPROVAL OF THE PLANNING AND ZONING AGENDA.

MOTION: Mr. Brown moved to approve the Agenda. Seconded by Mr. Fink, all in favor.

II. APPROVAL OF THE MINUTES OF THE JULY 10, 2019 PLANNING AND ZONING MEETING.

MOTION: Mr. Gray moved to delay the approval of the July 10, 2019 Planning and Zoning Minutes until re-issued with added comments from Commissioner Blackwelder concerning density and high-density types of housing in the proposed plan. Seconded by Mrs. Greengold, all in favor.

III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 11, 2019 PLANNING AND ZONING MEETING.

IV. COMPREHENSIVE PLAN DISCUSSION / WORK SESSION.

Mr. Jakubiak brought back the Land Use "draft" plan from Chapter IV and shared with the Planning Commission. There were many changes made to the draft. He went over adapting to Sea Level Rise and Flooding Vulnerabilities. The plan adopts basic principles to guide Chesapeake Beach for 100 years, recognizing that once every 10 years, the Town would revisit them and the recommendations that flow from them. Mr. Jakubiak worked with the Eastern Shore Regional GIS in Salisbury University to compile maps which show the expected and predicted sea level rise in 2050 and 2100 and the extent of flooding in those years.

Several Planning Commission members had recommendations for the plan: Mr. Jakubiak noted each one and will incorporate them into the plan.

Mrs. Blackwelder is concerned about the growth and would like to have another discussion on it. Mrs. Greengold shared feedback from neighbor's regarding multi-levels of multi-use and the potential of high intensity areas. Mrs. Greengold encourages more public attendance to our Planning Commission meetings to share in the discussion and voice their ideas.

Mr. Jakubiak said that the forecast this plan is aiming to achieve is marginally higher than what is likely to happen. He said most of the growth is already planned as houses are being built now, and its far lower than any decade of growth in Chesapeake Beaches history. He said that the proposals we are discussing would effectively limit development well beyond 20 years, which is slow and restricted growth.

Mr. Fink said he is very comfortable with the draft as it stands right now.

Mr. Gray said to preserve the areas that are at high risk of flooding, we must move that density somewhere. It's a value decision that he said the planning body must make. He thinks a no growth scenario or reduced growth scenario will kill the Town and that there needs to be commercial development where the tax revenue comes from.

There was a dispute about low growth/ high growth and how much the Town needs. Mr. Jakubiak will have another discussion on growth at the next PC meeting.

Mr. Brown would like to see better maps being used in the Comprehensive Plan report to give residents better knowledge of a specific area of their concerns. His view of the plan is a slower growth approach.

In closing Chairman Foltz mentioned that there will be a Regional Planning Commissioner Workshop in Leonardtown on Sept 25. A few members will be attending.

He mentioned that "Taste of the Beaches" will be held on Sept 14, The Walkable Committee will have a booth with a planning professional to get feedback from the public.

Chairman Foltz encouraged the Planning Commission to take the time to listen when engaged with the public and try to recognize their visions for the town, and to encourage them to attend the meetings and or watch the meetings live on YouTube Livestream.

He stated that the planning body is not in the position of buying property or encouraging developers to build in the Town. He said that the Planning Commission is trying to create an environment that makes the Town successful from a zoning and development perspective. More amendments are needed within the Comprehensive "draft plan".

PUBLIC COMMENT: No public comments were received.

There being no further business, the meeting adjourned at 9:45 p.m. on a motion by Mr. Gray. Seconded by Mrs. Greengold, all in favor.

Submitted by,



Fran Addicott, PZ Clerk