



MINUTES OF THE PLANNING AND ZONING COMMISSION
May 8, 2019

Chairman Jeffrey Foltz called the meeting to order at 7:04 pm. In attendance were Commission Members; Larry Brown, Robert Gray, Cynthia Greengold, and the Planning and Zoning Clerk Fran Addicott. Absent were Commission Members, Charlie Fink and Christopher Jakubiak, Planning and Zoning Administrator.

I. APPROVAL OF THE PLANNING AND ZONING AGENDA.

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

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

MOTION: Mrs. Greengold moved to approve the April 10, 2019 Planning and Zoning Minutes. Seconded by Mr. Brown, all in favor.

It was noted that Commission Member Sue Stebbings had submitted a letter of resignation in April.

III. DISCUSS THE CONSIDERATION TO REOPEN THE 18TH STREET ENTRANCE.

Chairman Foltz opened the meeting by stating that he was notified by the Town Administrator that the owners of Roland's Grocery Store had requested that the 18th Street entrance behind the store be reopened.

Chairman Foltz stated the Planning Commission would receive public comments and concerns from the community regarding the request to reopen the 18th Street entrance. The public comments received will allow the Commission to give recommendations and guidance to the Mayor and Town Council for their consideration to reopen the 18th Street entrance.

Chairman Foltz explained that in 2008 the Mayor and Town Council adopted an Ordinance #0-08-5 to close and abandon a portion of 18th Street running between MD Rt 261 and proceeding east along the northern right of way line of 18th Street 100.52 feet, and east along the southern right of way line of 18th Street 96.69 feet, between block 76 and 79 of the Chesapeake Beach Subdivision.

Ms. Shirley Pelletier, the owner of Roland's came before the Planning Commission to represent the Grocery Store. She listed the interests of having a second egress out of the parking lot.

- The growth of the area and the 700-car parking garage that is under construction at the Rod n Reel, Mears Ave will be congested. In case of fire or emergencies, vehicles will need more than one way in and out of the parking lot.

- 18th Street would be used for the community only. Deliver trucks will not be allowed.
- The heavy traffic from the Rod n Reel that is open 24 hours, and the 4th of July events will bring many more cars, making it worse to exist onto Mears Ave.
- The landlords of the shopping center are willing to put an opening onto 17th Street.
- Wants safety for the businesses and the people that shop there.

Ms. Pelletier said that reopening 18th Street would be greatly appreciated by their customers and thanked the Planning Commission for their time.

PUBLIC COMMENT WAS RECEIVED BY THE FOLLWING:

Wayne Gordy- 3913 18th St. – Spoke in opposition.

John Muller- 7787 C St. – Spoke in opposition.

Margaret Miller- 7840 C St. – Spoke in opposition.

Paul Dougherty- 4000 Arcade Ct. – He said that having a second entrance to the shopping center wouldn't be that unreasonable if the configuration of 18th & C Street could accommodate the traffic.

Mary Mathis -7778 C St. – Spoke in opposition.

Jim Everett - 3917 18th St. -Spoke in opposition.

Pamela Johnson – 7731 C St- Spoke in opposition.

Scott Rine – 3910 18th St.- Spoke in opposition.

Sven Thulin- 4007 Arcade Ct – Spoke in opposition. He recommended better traffic control.

Jim Boekstein- 4004 17th St. – Spoke in opposition.

Jennifer Parmalee- 7700 C St. – Spoke in opposition.

Cindy Greengold – 7629 C St. – Spoke in opposition.

Councilwoman Valerie Beaudin – 8307 Bayside Rd. – Councilwoman Beaudin said that if the consideration to reopen the 18th Street entrance would come before the Town Council; it would come before them as an ordinance.

Chairman Foltz thanked everyone for their comments and concerns and said that there would be an opportunity for the public to speak again at the June 12, Planning and Zoning meeting. Finally, Chairman Foltz said that there wasn't anything to add on the Comprehensive Plan at this meeting, but we are still collecting input and encourage the community to fill out the Comprehensive Plan online survey if they haven't already at www.chesapeakebeachmd.gov.

There being no further business, the meeting adjourned at 8:04 pm. on a motion made by Mr. Gray. Seconded by Mrs. Greengold, all in favor.

Submitted by,



Fran Addicott, P&Z Clerk