



**MINUTES OF THE PLANNING AND ZONING COMMISSION
FEBRUARY 13, 2019**

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

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 DECEMBER 12, 2018 PLANNING AND ZONING MEETING.

MOTION: Mr. Fink moved to approve the December 12, 2018 Planning and Zoning Minutes. Seconded by Mr. Brown, all in favor. Mrs. Greengold and Ms. Stebbing abstained.

III. RICHFIELD STATION COMMUNITY SIGN DISCUSSION REQUESTED BY THE ZONING ADMINISTRATOR.

Mr. Jakubiak has received an application from the HOA for Richfield Station for a new sign and structure. It would replace the existing Richfield Station Community Sign that is there and will include three flags positioned behind the sign. Since the current zoning ordinance doesn't list the types of signs that are allowed in residential districts or reference this type of community entrance sign, Mr. Jakubiak wanted to bring the application forward to the Planning Commission for review.

Mr. Jakubiak introduced Mr. Joe Nicosia, the Vice President of the HOA in Richfield Station to present the new sign proposal. He stated that the current sign is dated and is in disrepair. The new sign is more modern and made of stone. The HOA wants to add three flags, the American flag to honor the veterans in the Community, the Maryland flag, and a Richfield Station flag. Mr. Nicosia said he seeks the Planning Commission's approval.

Mrs. Greengold had a question about the fencing along the sides of the current sign. Mr. Nicosia said that it would be eliminated, and new landscaping and lights will be in place. The height of the sign will be 90 inches. Mr. Gray asked about the positioning of the lights and if the location of the sign would be in the right of way of the state highway regulations.

Chairman Foltz and the Planning Commission discussed the three types of flags that are being proposed and thought it would be better to have a Chesapeake Beach flag instead of a Richfield Station flag, since the Richfield Station lettering is already on the sign.

MOTION: Mr. Brown made a motion to approve the proposed sign permit application, providing the three flags represent the United States, Chesapeake Beach, and Maryland, and to include the State Highway provision that the sign meet all the limitations of the Highway Administration. Seconded by Mrs. Greengold, all in favor.

IV. COMPREHENSIVE PLAN DISCUSSION/PRESENTATION GIVEN BY THE WALKABLE COMMITTEE.

Councilman Favret, Chair of the Walkable Committee Group was present along with several members of the group to give a presentation on their "vision" for the future. Mr. Favret stated that "walkability" has been a big recommendation from the residents that have attended the comprehensive plan meetings and workshops. Mr. Favret stated the group has worked very hard to develop a vision for all areas of the Town and welcomes any feedback from the Planning Commission and the public, both positive and constructive. The group received and addressed comments, questions and concerns from the Commission and the public.

V. PUBLIC COMMENT

Councilman Morris- 2425 Woodland Ct, Chesapeake Beach Md

There being no further business, the meeting adjourned at 9:20 p.m. on a motion made by Mr. Gray. Seconded by Mr. Fink, all in favor.

Submitted by,



Fran Addicott, P&Z Clerk