



MINUTES OF
THE PLANNING AND ZONING COMMISSION
JUNE 8, 2016

I. Chairman Jeff LaBar called the meeting to order at 7:05 p.m. In attendance were Commission members, Nancy Feuerle, Larry Jaworski, Keith Pardieck and Megan Reiser. Commission member Jeffrey Foltz was absent. Also in attendance was the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

II. APPROVAL OF THE JUNE 8, 2016 PLANNING AND ZONING AGENDA AS WRITTEN.

MOTION: Mrs. Feuerle moved to approve the June 8, 2016 Agenda as written. Seconded by Mr. Foltz, all in favor.

III. APPROVAL OF MARCH 9, 2016 PLANNING AND ZONING MEETING MINUTES.

The following amendments were discussed and made to the March 9, 2016 minutes:

Mr. Pardieck moved to amend the March 9, 2016 minutes to include the following:

- 1. Before the presentation began, Chairman LaBar raised the issue from the previous meeting concerning placing a condition on site plan approval that a pedestrian easement connecting the proposed Harbor Vista south project to the Rod & Reel Hotel project, under the fishing Creek Bridge, be established along with the platting of an easement over the promenade. Chairman LaBar indicated that there was not support at the town level to make this a condition of approval, given the complication associated with maintenance and security and access in light of how the site is proposed to be developed.*

The members of the Planning Commission concurred in that assessment and the Planning Commission moved on without revisiting the Planning Commission's approval of the Harbor Vista South Plan or requiring further attention to this matter by the applicant.

- 2. Mrs. Reiser moved to amend the March 9, 2016 minutes to include the following under Item IV. #4 "Lighting Plan". "All fixtures are to utilize full cut-off optics".*
- 3. Mr. Jakubiak commented that the wording of the Motion to grant preliminary approval for the Chesapeake Beach Resort & Spa project did not fully capture that motion actually made, therefore, the motion was amended to read:*

Mr. Foltz moved to grant preliminary approval for the Chesapeake Beach Resort & Spa project with the conditions that the Critical Area requirements be met, that the traffic changes along Mears Avenue agreed to earlier in the meeting be made, and with the standard condition related to compliance with all town standards and specifications, sediment erosion control regulations, storm water management regulations, and other federal, state, and county approvals. Seconded by Mrs. Reiser, all in favor.

MOTION: Mrs. Reiser moved to approve the March 9, 2016 minutes as amended. Mr. Pardieck seconded, all in favor.

IV. CONSIDERATION OF SIGN REGULATIONS IN ZONING ORDINANCE, AND POTENTIAL AMENDMENTS.

For discussion only, no action proposed or taken.

V. ANNUAL REPORT OF PLANNING COMMISSION.

For discussion only, no action proposed or taken.

VI. REVIEW SMALL LOT DEVELOPMENT REGULATIONS REQUESTED BY THE BOARD OF APPEALS.

For discussion only, no action proposed or taken.

Public Comment:

Theresa York- 7150 Old Bayside Rd., Chesapeake Beach, MD

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 pm on a motion made by Mrs. Feuerle, seconded by Mr. Pardieck, all in favor.

Submitted by,



Fran Addicott, Secretary