



**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
JULY 13, 2016**

**I.** Chairman Jeff LaBar called the meeting to order at 7:00 p.m. In attendance were Commission members, Nancy Feuerle, Jeffrey Foltz, Larry Jaworski, Keith Pardieck and Megan Reiser. Also in attendance was the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

**II. APPROVAL OF THE JULY 13, 2016 PLANNING AND ZONING AGENDA AS WRITTEN.**

**MOTION:** Mr. Foltz moved to approve the July 13, 2016 Agenda to the following as amended: Item IV to add the following: “and will be used as a parking lot and will continue use as a parking lot after the construction is complete.” Seconded by Mrs. Feuerle, all in favor.

**III. APPROVAL OF JUNE 8, 2016 PLANNING AND ZONING MEETING MINUTES.**

**MOTION:** Mr. Jaworski moved to approve the June 8, 2016 minutes. Mr. Pardieck seconded, all in favor.

**IV. PRELIMINARY APPROVAL OF A STIE PLAN FOR A PARKING LOT OWNED BY THE ROD & REEL, INC LOCATED AT 7630 BAYSIDE ROAD TO BE USED FOR EMPLOYEE PARKING DURING CONSTRUCTION AT THE CHESAPEAKE BEACH RESORT & SPA AND WILL CONTINUE USE AS A PARKING LOT AFTER THE CONSTRUCTION IS COMPLETE.**

The following were present to discuss the proposed site plan:

Mr. Wayne Newton, the Town Engineer, and Mr. Eric Blitz, the Applicant’s Attorney.

The Rod & Reel, Inc. has submitted a site plan for development of a parking lot with 21 parking spaces located at 7630 Bayside Road to be used by employees during construction at the Rod & Reel and will not be intended for the public.

There are three vacant parcels in between two residential properties, and zoned Commercial. The surface will be asphalt, striped parking stalls and concrete wheel-stops, a five foot perimeter landscaping strip, a retaining wall to enable the filling in of the depression on the parcels located along the north and west side of the site, and a bio-retention facility at the western end of the site.

A screening fence at a minimum of 72 inches is required to provide an effective noise buffer for the adjoining residential uses along the north side of the purposed parking lot. A wall is on the south side already, but it is on the adjoining property. The Planning

Commission may wish to require some screening planting in place of a fence to keep it attractive between the residential lots and the proposed parking lot.

The plant choice in the landscaping strip along the front of MD 261 will need to be revised to evergreen plants, instead of the proposed deciduous plants.

Approved striping to designate a crosswalk along the driveway entrance to provide continuous walkway and a safe pedestrian zone will be required.

The Applicant and owner of the Rod & Reel also owns the commercial building across the street which is used for storage. If at some point it would be converted into something else and be used for parking, the applicant would have to meet the basic standards of the code. The Planning Commission would then recommend a crosswalk be installed by the State Highway to cross MD 261.

The Applicant is also purposing to do work in the rear alley, consisting of a bio-retention planting area on the west end of the site. The Town Engineer's approval will be required in final review with agreement from the Town for use of the alley.

Lighting is not proposed on the site plan, but if it becomes an issues and lighting will be needed, the applicant will need to get approval from the Planning Commission.

**MOTION:** Mr. Jaworski made a motion to grant preliminary site plan approval for the parking lot located at 7630 Bayside Road, with the following conditions:

1. Installation of a six foot fence on the north side and the west side and plantings along the south wall.
2. Substitute the landscaping in the front for ever greens.
3. Add a crosswalk across the parking lot.
4. If there is a change in use with the lighting and it needs to be added to the site plan, the Applicant will have to get Planning Commission approval.
5. If there is a change in use from the storage building across the street, the Planning Commission recommends that the State Highway put a crosswalk in.
6. The Applicant will need to secure grading permit approval, storm water management approval, and sediment and erosion control approval from Calvert County Department of Inspections and Permits, as a condition of final site plan approval. Seconded by Mrs. Feuerle, all in favor.

- V. **REVISION/CORRECTION PLAT FOR THE HERITAGE SUBDIVISION: THE REVISED FINAL PLAT REFLECTS CHANGES TO PLAT NO. 1 TO ADDRESS ENTRANCE ROAD RE-ALIGNMENTS AND CONSEQUENT RECONFIGURATIONS OF LOT LINES AND EASEMENTS INCLUDING LOTS 1-3 AND 29, 33, AND HOA PARCELS A & B AND LOT 53 AND CHANGES TO PLATS NO. 2-5, ADDRESSING THE LABELING OF VARIOUS EASEMENTS AS EITHER PUBLIC OR PRIVATE.**

**The Heritage Subdivision:**

Mike McCann was present on behalf of the ownership of the Heritage to review the changes on the final plat of The Heritage Subdivision. The Planning Commission approved the Final Plat of the Heritage Subdivision. The "corrections" addressed (1) revisions to the alignment of the entrance road and consequent adjustments to affected lot lines and (2) the labeling of easements at the request of the Town Engineer and Town Planner. No "corrections" changed the number of lots.

**MOTION:** Mr. Foltz moved to approve the final plat of the Heritage Subdivision with the condition that the Surveyor makes a notation to Lot 65 storm drain to be private. Seconded by Mr. Pardieck, all in favor.

**VI. REVISION OF DEVELOPMENT PLAN FOR BLOCK "S" OF TOWNHOUSE UNITS IN RICHFIELD STATION TO PROVIDE THAT UNITS WOULD BE FEE SIMPLE RATHER THAN CONDOMINIUM. TO MODIFY PROPOSED LOT LINES MODESTLY TO CLARIFY WHERE LOTS BEGIN AND END, AND TO ADJUST THE REAR BUILDING LINES ON A LIMITED NUMBER OF THE PROPOSED TOWNHOUSE LOTS.**

Mr. Devlin from Richfield Station Joint Venture was present to ask for permission to change the ownership from condominium form, to fee simple lots. This would help in extending the area for allowance for more room for the construction of decks and fences.

**MOTION:** Mr. Foltz moved to change revisions of ownership from condominium to fee simple, to the development grading and storm drain plan for a portion of Block "S" Townhouse units in Richfield Station. Seconded by, Mr. Jaworski, all in favor.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:43 pm on a motion made by Mr. Foltz, seconded by Mrs. Feuerle, all in favor.

Submitted by,



Fran Addicott, Secretary