



**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
APRIL 12, 2017**

**I.** Chairman Jeff LaBar called the meeting to order at 7:00 p.m. In attendance were Commission members, Nancy Feuerle, Charles Fink, Robert Gray, Cynthia Greengold, and Megan Reiser. Commission member Jeffrey Foltz was absent. Also in attendance were the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

**II. APPROVAL OF THE APRIL 12, 2017 PLANNING AND ZONING AGENDA AS WRITTEN.**

**MOTION:** Mr. Gray moved to approve the April 12, 2017 Planning and Zoning Agenda as written. Mrs. Feuerle seconded, all in favor.

**III. APPROVAL OF THE MARCH 8, 2017 PLANNING AND ZONING MEETING MINUTES.**

**MOTION:** Mrs. Greengold moved to approve the March 8, 2017 Planning and Zoning minutes. Mr. Gray seconded, all in favor.

**IV. ABNER'S GAME ROOM ADDITION, PARKING EXPANSION.**

Mr. Jakubiak presented the following background information: In 2013, the Planning Commission approved a site plan-for Abner's Game Room Addition with conditions. One of the conditions was that the Applicant raze the building on the adjoining lot and improve the lot for parking, and a critical area buffer yard. The Planning Commission required that he enshrine that condition in the Land Records of Calvert County. Therefore, a Declaration of Covenants was written, approved by the Town's Attorney, executed by Mr. Abner and recorded in the Land Records of Calvert County.

Mr. Abner and Engineer Mr. John Hoffman were present therefore to seek an amendment to the prior approved Site Plan to bring about the improved parking lot and buffer yard.

Commission member Mr. Gray noted his concerns as to the treatment of the pull-in parking within that section designated for "Charter Boat Patron Parking", that native species be used for planting in the buffer and that dark-sky friendly lighting be used. Regarding the Charter Boat Patron Parking area, his concern was that its use might conflict with the traffic flow on the parking lot. Chairman LaBar requested that Mr. Jakubiak look to see if there would be any problems with the ingress egress. After some discussion, it was the consensus of the Planning Commission that those concerns, in addition to ensuring the use of native species planting and dark-sky friendly site lighting should be addressed at the time that Mr. Jakubiak reviews the final site plan amendment.

Mr. Jakubiak indicated that prior to final approval of this site plan amendment, the Applicant would have to define the number and type of plants, for the buffer yard, and confirm compliance with the County's Storm Water Management regulations.

**MOTION:** Mr. Fink moved to approve the site plan amendment to the Abner's Game Room Addition site plan, with the stipulations that the Applicant define the number and types of plants, in the buffer yard and elsewhere on this site, and use dark sky friendly lighting. As an additional stipulation, the Applicant shall show that the parking within the area designated Charter Boat Patron Parking will not interfere with other parking and the traffic flow shown on the Final Plan. Mrs. Greengold seconded, all in favor.

#### **V. SIDEWALK PLANNING**

No progress on the Sidewalk Plan until May.

*[Drafter's note, the Town Council has formed a committee on sidewalk planning. Mr. Jakubiak will be meeting with the Mayor and Council representatives to discuss this on May 10<sup>th</sup> and will be able to report on this at the Planning Commission May 10<sup>th</sup> meeting.]*

#### **VI. SIGNS: ORDINANCE REVIEW/DISCUSSION**

The Planning Commission continued its review of "amendments" to the Sign regulations in the Zoning Ordinance.

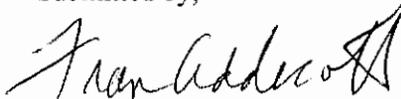
#### **VII. PUBLIC COMMENT**

Councilman Greg Morris 2425 Woodland Lane, Chesapeake Beach, MD 20732

Councilman Morris stated that he and his colleagues have some major concerns with the lack of oversight regarding major development in Richfield Station, which may have led in his opinion to such things as failing water and sewer lines and storm water management issues. He would encourage the Town Administration and the Mayor to push for better control and written policies in the future to improve the construction and development procedures.

There being no further business, the meeting adjourned at 8:23 pm on a motion made by Mrs. Greengold. Seconded by Mrs. Feuerle, all in favor.

Submitted by,



Fran Addicott, Secretary