



**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
MAY 10, 2017**

**I.** Chairman Jeff LaBar called the meeting to order at 7:08 p.m. In attendance were Commission members, Nancy Feuerle, Charles Fink, Jeffrey Foltz, Robert Gray, Cynthia Greengold, and Megan Reiser. Also in attendance were the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

**II. APPROVAL OF THE MAY 10, 2017 PLANNING AND ZONING AGENDA AS WRITTEN.**

**MOTION:** Mrs. Greengold moved to approve the May 10, 2017 Planning and Zoning Agenda as written. Mrs. Feuerle seconded, all in favor.

**III. APPROVAL OF THE APRIL 12, 2017 PLANNING AND ZONING MEETING MINUTES.**

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

**IV. DISCUSSION OF A CONCEPT PLAN FOR THE REDEVELOPMENT OF PROPERTY AT THE CORNER OF 3919 E. CHESAPEAKE BEACH ROAD AND 8216 BAYSIDE ROAD OWNED BY MARCELLO NUCCI.**

Mr. Nucci is the property owner of the two lots on the corner between Tyler's Tackle Shop and Rt 260, facing Bayside Road. 3919 Chesapeake Beach Road: Lot #10, Zoned R-V in the Critical Area, and 8216 Bayside Road: Lot #13, Zoned Maritime in the Critical Area. Mr. Nucci met with Mr. Jakubiak to discuss the concepts that he had in mind for the redevelopment of that property. Mr. Nucci and his Architect Todd Ray from Studio Twenty Seven were present to discuss the potential for the property.

Mr. Nucci would like to redevelop the property to a Public Plaza that would include upscale front retail, or Residential Condos. Mr. Ray presented a packet with diagram images with the current zoning and the different zoning amendment options.

Mr. Ray stated that he would be looking for a map amendment and a small text amendment. Mr. Ray said that they would need a map amendment to include Parcel 10 and Parcel 8. He told Mr. Gray that he would need a 1200 foot variance and a parking variance. Some Members had concerns about parking as well, along with traffic and safety.

**V. AMENDEMENTS TO SECTION 290-23 OF THE ZONING ORDINANCE, SITE PLAN REVIEW AND APPROVAL, CONSIDERATION FOR ACTION TO APPROVAL AND TRANSMIT TO THE MAYOR AND TOWN COUNCIL.**

The Commission reviewed a Set of Zoning Text Amendments that would update the Site Plan (development) approval procedures and requirements. The Planning Commission deferred action on the amendments until the June meeting, providing guidance that the document be formatted differently. Mr. Jakubiak anticipates the Commission will adopt a resolution transmitting the recommended amendments to the Mayor and Town Council for consideration and adoption.

**VI. DISCUSSION OF SIGN REGULATIONS.**

Discussion will be postponed until the June Planning and Zoning Meeting.

**VII. UPDATE OF SIDEWALK PLANNING**

Councilman Derek Favre was present to discuss a new committee called "A Walkable Community". The goal of this Committee is to create a Master Plan and be adopted to the Town Policy and become an amendment to the Comprehensive Plan.

**VIII. PUBLIC COMMENT**

Larry Jarowski, Town Councilman-8665 Baywalk Square, Chesapeake Beach, MD  
Keith Pardieck, Town Councilman-7792 C St, Chesapeake Beach, MD  
Teresa York- 7150 Old Bayside Rd, Chesapeake Beach, MD

There being no further business, the meeting adjourned at 8:20 pm on a motion made by Mr. Fink. Seconded by Mrs. Feuerle, all in favor.

Submitted by,



Fran Addicott, Secretary