



**MINUTES  
OF THE PLANNING AND ZONING COMMISSION  
NOVEMBER 8, 2017**

- I. Chairwoman Megan Reiser called the meeting to order at 7:00 pm. In attendance were Commission Members, Nancy Feuerle, Charles Fink, Jeffrey Foltz. Also in attendance was the Planning and Zoning Administrator, Christopher Jakubiak and Secretary Fran Addicott. Commission Member Robert Gray and Cynthia Greengold were absent.

**II. APPROVAL OF THE NOVEMBER 8, 2017 PLANNING AND ZONING AGENDA.**

**MOTION:** Mrs. Feuerle moved to approve the December 13, 2017 Planning and Zoning Agenda. Seconded by Mr. Foltz, all in favor.

**III. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 13, 2017 PLANNING AND ZONING MEETING.**

**MOTION:** Mrs. Reiser moved to amend the Minutes as presented to correct the spelling of "Commission" in the heading, add the address for the Bayside Baptist Church project in Item IV. Add the Traffic Consultant Representative to Item V, add the word "of" to the 3<sup>rd</sup> bullet, and in the last paragraph add "which will be the responsibility of the Applicant, and would be outlined in a Public Works Agreement." On the last page in the 2<sup>nd</sup> paragraph, amend the word moved to "removed". In the 7<sup>th</sup> paragraph, amend the last sentence to add Mr. Fink. Seconded by Mrs. Feuerle, all in favor.

**IV. RITORI, LLC (MAMMA LUCIA) REQUEST THE FOLLOWING REVISIONS TO THE APPROVED SITE PLAN, LOCATED AT 8323 BAYSIDE ROAD, CHESAPEAKE BEACH MD.**

- **ADDRESS THE CONFIGURATION OF ON-SITE PARKING.**
- **THE RELOCATION OF THE ON-SITE DUMPSTERS/TRASH RECEPTACLES.**

Maria Labrano, the Owner of Mamma Lucia's, and her Architect Denie McCluren with Denie Design Studio were present to request approval of two changes to the previously approved site plan. The first change would convert the parallel parking located on 29<sup>th</sup> Street, to perpendicular parking, effectively making 29<sup>th</sup> Street operate like a long narrow parking lot to eliminate off street parking and to provide parking closer to the Restaurant. This would reduce the parking issues in the neighborhood.

The Applicant's second revision to the site plan is to relocate the dumpster that is currently located directly behind the building, about 40 feet away from the outdoor open air deck behind a tall white privacy fence, to be moved to the South corner parcel of the site at the junction of C Street, which is a public alley right-of-way. After hearing the discussions from the Applicant and the local residents regarding the parking revisions, Mr. Jakubiak recommended that the Planning Commission approve the parking revisions for the use of 29<sup>th</sup> Street as proposed. The Applicant

will still need to obtain approval for the use of the public right-of-way from the Mayor and Town Council by preparing a Licensing Agreement, granting the use to the Owner/Applicant.

**PUBLIC COMMENT FROM THE FOLLOWING:**

Yolanda Woods Holmes- 8321 Bayside Road, Chesapeake Beach, MD  
Terri Walker- 8313 Bayside Road, Chesapeake Beach, MD  
Kathleen Walker- 6340 Chesapeake Beach Road, Chesapeake Beach, MD  
Judy Coxon- 8318 Bayside Road, Chesapeake Beach, MD  
Councilwoman Valerie Beaudin – 8307 Bayside Road, Chesapeake Beach, MD  
Grant Soderstrom- 8337 Bay Crest, Chesapeake Beach, MD  
Janet Hornton-Mamma Lucia Manager, Prince Frederick, MD

The Planning Commission received public comments from the above neighbor's regarding the trash dumpster site. The concerns were the noise, the smell, and also the rodents. Chairwoman Reiser read an email from Ms. Shannon Bowser from 8319 Bayside Road who could not be present. Ms. Bowser objects to the proposal because of the closeness of the dumpster, the smell from the summer heat, and also rodents. Other nearby neighbors commented on the height of the fence that obstructs the view.

Commission Member Jeff Foltz would like the Applicant to consider other options for the relocating of the dumpster so it doesn't impinge on the adjacent property owners, or enter in negotiations with the Town with respect to 29<sup>th</sup> Street. Commission Member Charles Fink agreed with Mr. Foltz that it should be left up to the Applicant Mrs. Labrano to decide on a location. She has agreed to come back to the Planning Commission with another plan for the location of the dumpster. Mr. Jakubiak offered two options for the location of the dumpster. Option #1 – The dumpster would be located on 29<sup>th</sup> Street which is a public alley right-of way. Option #2 –The dumpster would be located on the corner parcel on C Street, onto the property.

The Planning Commission was unable to vote on the relocating of the Dumpster. The Applicant was advised to come back to the Planning Commission with a revised site plan.

**MOTION:** Mr. Fink moved the Planning Commission recommend the approval of the reconstructing of the parking, but strongly suggest that in approving it, that the Town Council considers maintaining the pedestrian access to the water.  
Seconded by Mr. Foltz, all in favor.

There being no further business, the meeting adjourned at 8:55pm on a motion made by Mr. Foltz. Seconded by Mrs. Feuerle, all in favor.

Submitted by,



Fran Addicott, Secretary