



**MINUTES
OF THE PLANNING AND ZONING COMMISSION
APRIL 11, 2018**

- I. Chairman Jeffrey Foltz called the meeting to order at 7:00 pm. In attendance were Commission members, Charles Fink, Robert Gray, Cynthia Greengold, Megan Reiser, and Susan Stebbing. Also in attendance were the Planning and Zoning Administrator, Christopher Jakubiak and Secretary Fran Addicott.

II. APPROVAL OF THE APRIL 11, 2018 PLANNING AND ZONING AGENDA.

MOTION: Chairman Foltz asked for a motion to delete Item IV from the Agenda and to correct the spelling of the word "Except" to "Accept" from Item V. Mrs. Reiser moved to accept the Agenda as amended, seconded by Mr. Gray. Mrs. Susan Stebbing abstained, all in favor.

III. APPROVAL OF THE MINUTES FROM THE FEBRUARY 14, 2018 PLANNING AND ZONING MEETING.

MOTION: Mr. Fink moved to approve the February 14, 2018 minutes. Seconded by Mrs. Reiser, all in favor. Mrs. Greengold and Mr. Gray abstained. Chairman Foltz and Mrs. Reiser voted in favor.

IV. ACCEPT LETTER OF RESIGNATION FROM COMMISSION MEMBER NANCY FEUERLE.

MOTION: Mr. Gray moved to accept Nancy Feuerle's letter of resignation effective February 20, 2018, with regrets. Seconded by Mrs. Greengold, all in favor.

V. INTRODUCE AND WELCOME NEW COMMISSION MEMBER SUSAN STEBBING.

Chairman Foltz introduced and thanked Susan Stebbing for joining the Planning and Zoning Board members.

VI. ABNER'S PARKING LOT EXPANSION SITE PLAN-FILLING IN THE BASIN.

INDRODUCTION:

Mr. Jakubiak presented a brief summary of Mr. Abner's proposed project. With the shortage of parking, Mr. Abner, property owner of the Marina, Game-Room and Restaurant, would like to fill in the existing boat basin and build a bulk-head. Close it off to Fishing Creek, fill it in, and pave it to add 60-62 parking spaces. Mr. Abner is proposing a buffer yard along Fishing Creek, which is required by the Critical Area Commission. The

buffer yard would be approximately 20 feet wide and be planted with native species. With that being said, the mitigation that was approved by MDE for the work and improvements in the waterway has the Applicant removing the historical Chesapeake Beach Railway Bed. This is a concern to the Town and the Commission as it would eliminate a historic resource with value to the public and to the property.

OVERVIEW OF PLAN

Jason Leavitt from R.A. Barrett & Associates was present on behalf of Mr. Abner to present an overview of the plan. Mr. Leavitt reiterated Mr. Jakubiak's comments stating Mr. Abner proposes to fill in the existing marina in an effort to create 62 parking spaces due to the need for additional parking. With the concern of the removal of the railway bed, Mr. Abner is willing to work with MDE to try to save as much of the railway bed as possible.

In addition to the critical area requirements, there are MDE requirements. The removal of the railway bed was approved by MDE without consultation with the Town. Mr. Leavitt said they are willing to try to accommodate saving as much of the railway bed as possible. Mr. Abner is willing to work with MDE to see if there are other parts of the existing property not existing in marsh and possibly be converted to marsh to accommodate the trail.

After more discussion and the opportunity to see visuals presented by Mr. Abner, the Commission members had questions and concerns. Mrs. Greengold was concerned with traffic and the impact in the future. She and Mr. Gray had concerns that Mr. Abner wanted the additional parking for the intention of expanding the Restaurant.

Mrs. Reiser stated she supports filling in the boat basin and the parking but has concerns with the environmental part and the historical preservation of the railway bed. Mrs. Reiser stated that by removing part of the bed there could be a possibility of removing some historic pieces. She mentioned the idea of a condition that an Archeologist be on site while they dig the bed area in case they find something that is worth keeping and could be identified, then given to the Railway Museum.

MOTION: Mrs. Reiser moved to approve the site plan with the condition that the Developer work with the Town Planning Administrator and the Town Engineer to achieve to the greatest extent possible, the mitigation required by the MDE and the Army Corps of Engineers in such a way as to avoid disruption to the Railway Bed. Should those efforts demonstrate that alternative mitigation is not feasible, only then may the Developer act to implement the mitigation presently approved by the MDE. Seconded by Mr. Fink. Ayes, Mrs. Reiser, Mr. Fink, Mrs. Stebbing and Chairman Foltz. Opposed, Mrs. Greengold and Mr. Gray. Motion passed.

As proposed by Mrs. Reiser this includes the site plan with the six conditions noted from Mr. Jakubiak's staff report. However, number four will be replaced with the above memo read by Mrs. Reiser.

It was also noted by Mrs. Reiser that in the staff report list of conditions, #3 should also include approval from "all state and federal agencies". It will be amended.

PUBLIC COMMENTS WERE RECEIVED BY THE FOLLOWING:

Councilman Greg Morris-2425 Woodland Ln. Chesapeake Beach MD
Susan Webster-Page-3907 27th St. Chesapeake Beach, MD
Valentine Cawood- President of Community- 4414 Locust Grove, Chesapeake Beach, MD

VII. COMPREHENSIVE PLAN-WORK SESSION ON THE UPDATE OF THE CHESAPEAKE BEACH COMPREHENSIVE PLAN.

Mr. Jakubiak said that the new comprehensive plan will be visual, descriptive, and provide good guidance. He presented pictures of other towns and communities to give an idea of what the town could possibly look like in the future. He proposed that the planning commission start thinking about the character of streets, bridges and sidewalks to get some basic design guidelines for what they will look like years in advance.

Mr. Jakubiak said that the comprehensive plan is a twelve month process. He suggests that the planning commission dedicate an hour or two for public work session meetings for the entire community each month. He asked for help with the surveying and asked the planning commission to write questions or topic areas that they would like more input on.

Lastly, Mr. Jakubiak recommends the planning members to read the current comprehensive plan and the 2002 plan, review the flood resilience study done by the county, and get out and evaluate the Town. He thought it would be helpful to show the members the locations of the different zoning areas, commercial space and project sites in the community.

There being no further business, the meeting adjourned at 10:15 pm on a motion made Mrs. Greengold, seconded by Mr. Gray, all in favor.

Submitted by,


Fran Addicott, Secretary