



**MINUTES OF THE PLANNING AND ZONING COMMISSION  
JUNE 20, 2018**

- I. Chairman Jeffrey Foltz called the meeting to order at 7:03 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 the Planning and Zoning Clerk, Fran Addicott.

**II. APPROVAL OF THE PLANNING AND ZONING AGENDA.**

**MOTION:** Mr. Fink moved to approve the Agenda. Seconded by Mr. Gray, all in favor.

**III. APPROVAL OF THE MINUTES OF THE MAY 9, 2018 PLANNING AND ZONING MEETING.**

**MOTION:** Mr. Gray moved to approve the May 9, 2018 Planning and Zoning Minutes. Seconded by Mrs. Reiser, all in favor.

**IV. REQUEST TO EXTEND APPROVAL OF THE HARBOR VISTA SOUTH SITE PLAN.**

Mr. Jakubiak opened by giving the Planning Commission some history about the project known as Harbor Vista South Apartments. In February 2016 the Town's Planning Commission approved a 58 unit Apartment Building by the name of Harbor Vista South Apartments located at the intersection of Harbor Road and Bayside Road, with parking under the building, marinas, boat slips, and sidewalks on Harbor Road. The Applicant is requesting a second one- year extension for the plan. Mr. Jakubiak stated the Town zoning provides that the Planning Commission can consider a request to extend an approval.

Mr. Blitz, Esquire was present on behalf of the Applicant/Owner Rod & Reel, Inc to request a second one-year extension of the preliminary site plan for the Harbor Vista South Apartments that was granted in 2017 by the Planning Commission. He said the reason for the extension is the same as the first. The construction necessary for the development of the Harbor Vista South Apartments cannot begin until the construction of the parking facility on the Rod & Reel property across Bayside Road is complete. The property for Harbor Vista South Apartments is needed for parking during the construction of that parking facility.

The Commission had concerns that they are in the beginning stages of preparing the new Comprehensive Plan and there could be changes to the Zoning Ordinance that would affect the construction of the project in the future. They asked for the legal opinion from the Town Attorney before voting on the approval of the one-year extension of the preliminary site plan to the Harbor Vista South Apartments.

**MOTION:** Mr. Gray moved to continue until our next meeting to seek a legal opinion from the Town Attorney about the Zoning Ordinance before voting to approve a one-year extension for the Harbor Vista South Apartments.  
Seconded by Mr. Fink, all in favor.

**V. COMPREHENSIVE PLAN REVIEW AND DISCUSSION.**

Chairman Foltz thanked the Commission for their commitment and effort they put into the task of preparing the Comprehensive Plan. His goal is to push through and get as much input from the public, so it can be completed and presented to the Town Council for their review and comments prior to a new election.

The Planning Commission read Section 4 of the Town's 2002 Comprehensive Plan report to better understand the starting point for the new plan and discussed their thoughts among one another.

Mr. Jakubiak presented an example of a town comprehensive planning survey with in depth policy questions to get the Planning Commission's feedback on how to approach the survey questions.

Comments were taken from the Commission.

**VI. PUBLIC COMMENT**

Teresa York-7150 Old Bayside Rd, Chesapeake Beach, MD 20732

Councilman Larry Jaworski- 8665 Bay Walk Square, Chesapeake Beach, MD 20732

There being no further business, the meeting adjourned at 9:23 pm on a motion made by Mr. Fink. Seconded by Mrs. Greengold, all in favor.

Submitted by,



Fran Addicott  
Planning & Zoning, Clerk