



**MINUTES OF THE
PLANNING AND ZONING COMMISSION FEBRUARY 12, 2014**

- I. Jeff LaBar called the meeting to order at 7:00 p.m. In attendance were, David Coull, Nancy Feuerle, Lee Phillips, Megan Reiser, Commission Members, Christopher Jakubiak, Planning and Zoning Administrator, and Fran Addicott, Secretary. Commission Member Tim Stafford was absent.

Chairman LaBar took this opportunity to introduce and welcome Mr. Jerry Lee Phillips the newest board member for Planning and Zoning.

II. **Approval of the February 12, 2014 Agenda.**

MOTION: Mrs. Reiser moved to approve the agenda of the February 12, 2014 Planning and Zoning meeting. Seconded by Mrs. Feuerle, all in favor.

Chairman LaBar informed the Commission Members that the Town Council passed Ordinance 0-13-15. It used to be that the Planning Commission would need to have three of the membership of the Commission for a quorum, now with the amendment we have to have four members for a quorum, and when voting we have to have the majority of the board approval. (290-31 (E)(5). Also, the Town Council tabled the site plan ordinance that was recommended by the Planning Commission. At this point the Town Council is trying to schedule a work session with Mr. Jakubiak and Chairman LaBar to explain it to them. The work session will be in April or May.

III. **Approval of the amended Minutes of the December 11, 2013 Planning and Zoning Meeting.**

MOTION: Mrs. Feuerle moved to approve the minutes of the December 11, 2013 Planning and Zoning meeting. Seconded by Mr. Coull, all in favor.

IV. **Bill Watson, Report to the Planning Commission on Proposed change to the Zoning Classification of the Town's WWTP, From RCA To IDA, Per Comprehensive Plan**

Mr. Watson presented a proposed correction to the Critical Area Land Use classification. Mr. Watson reviewed the history from acquisition of the property from initial construction thru present day upgrade of the Waste Water Treatment Plant for the ENR. The report demonstrated that the original land use at the time of inception of the original critical area program in 1988 overlooked the already existing intensive uses on approximately 4.55 acres of this property.

The Planning Commission found that there was in fact a mistake in the original land use classification and moved to recommend to the Town Council that they tentatively approve the classification change as recommended subject to approval by the Critical Area Commission.

Public Comment was received by Theresa York 7150 Old Bayside Rd. Chesapeake Beach, MD 20732

After discussion regarding the proposed modified buffer the Planning Commission recommended that references to the modified buffer be removed.

Chairman LaBar made a motion to make a proposed Critical Area Land Use classification change for the 4.55 acres and recommend to the Town Council their adoption subject to Critical Area Commission approval.

MOTION: Mrs. Reiser made a motion to approve the proposed correction of Critical Area Land Use classification with the revision to remove the proposed modified buffer area. Seconded by Mrs. Feuerle, all in favor.

V. Discussion on the Critical Area Map updates proposed by the Critical Area Commission

Mr. Jakubiak briefed the Planning Commission on the proposed map updates. He noted that the Critical Area Commission is required to update its mapping of the entire Critical Area in the State. We will receive more information from the State in the near future.

VI. Critical Area Text Amendments (Land Use and Density and Supplemental Use Standards)

Mr. Jakubiak discussed the Permitted Uses in the Critical Area by the underlying zoning classification and the standards that are permitted for Accessory Dwelling Units in the Resource Conservation Area (RCA).

There being no further business, the meeting adjourned at 8:17 pm on a motion by Mr. Phillips, seconded by Mrs. Feuerle, all in favor.

Fran Addicott



Secretary of Planning and Zoning