



**Minutes of the
Planning and Zoning Commission July 9, 2014**

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

II. Approval of the July 9, 2014 Agenda.

MOTION: Mrs. Feuerle moved to approve the Agenda of the July 9, 2014 Planning and Zoning meeting. Seconded by Mr. Pardieck, all in favor.

III. Approval of the minutes from the May 14, 2014 Planning and Zoning meeting.

MOTION: Mrs. Feuerle moved to approve the minutes of the May 14, 2014 Planning and Zoning meeting with the correction to the date in the first paragraph of item II changing it to May 14, 2014 and removing Megan Reiser from the list of attendees in item I, she was not present. Seconded by Mrs. Reiser, all in favor.

IV. INFILL DEVELOPMENT-DRAFT ZONING AMENDMENTS TO REVIEW.

At the last planning commission meeting Mr. Jakubiak presented a memo and power point presentation on the issues around building on small lots and the need for variance. Mr. Jakubiak was instructed to draft some language for an ordinance text amendment. There are three draft amendments to the Zoning Ordinance that bring about the changes discussed at the May 14, 2014 Planning and Zoning meeting.

The amendments being considered would:

- (1) Reduce the time it takes for an applicant to appear before the Board of Appeals.
- (2) Allow single-family houses on small non-conforming lots to be rebuilt on their same footprints without obtaining a variance from the Board of Appeals, even when those footprints are located closer to the side front, or rear lot lines than current zoning standards require. (Essentially, this would exempt these types of infill and redevelopment projects from meeting strict standards if they are rebuilding on the same footprint and are no taller than the existing structure.) However, houses which are elevated in order to comply with the flood plain management ordinance would be allowed to be taller.)

(3) Also, the Planning Commission is asking the Board of Appeals to review the proposals regarding the fees, which are set by the Mayor and Town Council.

Presently the fee for variance is \$500.00. The Planning Commission would like to suggest that the fee be lowered to \$250.00 to help eliminate obstacles when applying for variance. The application fee to appeal a decision of the Zoning Administrator is \$1,000.00. The Planning Commission is suggesting the fee be lowered to \$250.00 as well, in order that such costs not unfairly discourage use of the appeals procedures provided for in the zoning ordinance.

V. TOURIST HOMES- THE RENTAL OF HOUSES IN RESIDENTIAL ZONING DISTRICTS FOR SHORT TERM STAYS. DISCUSSION OF ISSUE, IMPACTS, AND POSSIBLE IMPROVEMENTS TO ZONING ORDINANCE.

At the last Town Council meeting the topic of tourist homes came up. This is when the homeowner rents their home for a short term vacation use while they are away. This has become a popular way of earning extra money. Mr. Watson has been following up on complaints coming from one location in regards to parking problems and loud music from the visitors which is in violation with the zoning ordinance. Renting your house out is not allowed in Town, Ordinance 290-16 due to the rental use of the home. The Planning Commission expressed their opinions on this. Mr. Pardieck is in favor of it. Mrs. Reiser likes the idea but would like to see boundaries set. She thinks enforcement will be an issue so she is undecided. Mrs. Feuerle thinks that if changes are made, they should be equal in every residential community, such as parking. Chairman LaBar is not for or against it.

The Town of North Beach uses a rental application and is in the process of writing zoning regulations to deal with the issue of rental use. Mr. Jakubiak suggests that the Town Council explore the registry for rentals throughout the Town.

In conclusion, the Planning Commission is undecided on the short term rental use in residential zoning districts. They are in favor of having a rental registry for long term rental use throughout the Town.

VI. ANNUAL REPORT

Mr. Jakubiak will be working on the annual report. When completed he will bring it back to the board. He stated that there were 60 new residential permits issued in 2013.

Also, there are only 2 or 3 new house permits this year in 2014. The reason for that was because the developers were trying to get them in before the new sprinkler regulation law went into effect.

Chesapeake Village is done with building, Richfield Station is done except for 2 or 3 more phases of townhouses which is about 15 to 45 more permits. 45-48 single family homes on Stream Walk Way have not be approved, the plat was approve but Mr. Jakubiak has not seen the projects as of yet. He said the future is the infill situation. A lot of additions and

restorations are being done. Mrs. Feuerle requested a copy of the completed annual report.

PUBLIC COMMENT:

Charles Prichard 4006 Carousel Way, Chesapeake Beach, MD

The subject of his comment was regarding the time frame of submitting a building permit application to the Town.

There being no further business, the meeting adjourned at 8:27pm on a motion made by Mrs. Feuerle. Seconded by Mr. Pardieck, all in favor.

Fran Addicott

A handwritten signature in cursive script that reads "Fran Addicott". The signature is written in black ink and is positioned below the printed name.

Secretary of Planning and Zoning