



**MINUTES OF THE
PLANNING AND ZONING COMMISSION AUGUST 14, 2013**

I. Jeff LaBar called the meeting to order at 7:04 p.m. In attendance were, David Coull, Nancy Feuerle, Randy Getman, Eleanor Nelson, Megan Reiser, Tim Stafford, Commission Members. Christopher Jakubiak, Planning and Zoning Administrator, Fran Addicott, Secretary.

II. **Approval of the July 10, 2013 Agenda.**

MOTION: Mr. Getman moved to approve the agenda. Seconded by Mr. Stafford, all in favor.

III. **Approval of the Minutes of the July 10, 2013 Planning and Zoning Meeting.**

MOTION: Mr. Getman moved to approve the partial minutes except to show an expansion on the discussion of Item V Sunrise on the Chesapeake. Seconded by Mr. Stafford, all in favor.

IV. **Approval of the Minutes of the July 11, 2013 Critical Area Work Session.**

MOTION: Mrs. Feuerle moved to approve the work session minutes as amended. Seconded by Ms. Nelson, all in favor.

V. **New Business- Review of the Zoning Map changes approved by the Town Council on July 18, 2013.**

Mr. Jakubiak provided a summary of the zoning map amendments approved by the Town Council on July 18, 2013. He indicated that the new zoning map lifts the bonus density overlay from much of the area north of Veteran's Park and east of Bayside Road, with the exception of a group of parcels where Cap n Big's Restaurant is located extending from Bayside Road to the Bay. There were five other changes to the map that were previously recommended by the Planning Commission and they are as follows:

1. Between 15th and 16th Street west of Bayside Road changed from commercial to residential medium density.
2. Parcels west of A-1 Antiques changed from residential village to commercial.
3. North Beach Fire Department changed from residential to commercial.
4. 8700 Block of Bayside Road on the west side changed from residential village to commercial.
5. Walker Subdivision – Block of 8700 C. Street changed from residential village with bonus overlay to residential medium density.

VI. Old Business-Consideration of the Concept Site Plan for Sunrise on the Chesapeake.

The applicant Mr. Edward Pereira was present to follow up on the discussion of the concept plan for Sunrise on the Chesapeake. At the last Planning and Zoning meeting the Planning Commission requested more information from the developer so it could better judge whether to grant the bonus overlay. Mr. Pereira told the Planning Commission that given the zoning changes to his property (as a result of the Town Council's recent approval of a new zoning map) he would need to take time to decide on the next steps. The Planning Commission then concluded its discussion of the project without taking any action.

VII. Review of the old text amendments.

Mr. Jakubiak reviewed sections 1-4 from the Amendments to Chapter 290 Zoning Ordinance to address the Critical Area Overlay District. He advised the Planning Commission members to read Part 2 and discuss it next month. He indicated the Critical Area Commission is in the process of re-mapping the critical area line throughout the State and he hopes to have the new map from the Critical Area Commission by October. If so, it could be made part of the Planning Commission review of the Town's critical area regulations.

PUBLIC COMMENT:

Jeff Foltz-4020 28th St.
Michael Phillips-4010 & 4012 27th St.
Rita Somanski-7859 Eagleview Dr.

There being no further business, the meeting adjourned at 8:40 pm. on a motion by Mr. Stafford. Seconded by Mrs. Feuerle, all in favor.



Fran Addicott,
Secretary of Planning and Zoning